

PONDEROSA TRAILS HOA

BOARD OF DIRECTORS UPDATE

Your Board of Directors would like to thank all the members who attended the October Annual Meeting at Mountain School and provided their feedback about the draft revisions to certain CC&R provisions. A lot of feedback was received that will take the Board some time to review and discuss. The Board will meet after the new year and continue discussion. The membership will be sent updates and/or new draft language once the Board has worked through the thoughts received. Again, the participation was appreciated.

On a separate topic, the Board would like to stress to the membership to be conscious and consider the curb appeal of your property. Your property should appear the way you'd want your neighbors' home to look if you were trying to sell your own home. Remember that we are a planned community and your home directly impacts the "look" of the neighborhood.

BULK TRASH

Below are some common reminders about bulk trash collection:

- No piles larger than 5ft x 5ft x 10ft
- **Allowed items:** extra trash, furniture, tree limbs, yard debris.
- **Not Allowed items:** appliances, TVs, ashes, construction materials, electronics, hazardous waste, items over 50 lbs., tires
- Do not block the sidewalk with bulk items. Place bulky trash on the yard side of the sidewalk or on the parkway (the area between the curb and the sidewalk).
- Bulk items should not be placed curbside sooner than the weekend prior to the scheduled date.

By following the above guidelines, it allows the City to stay on track and not get behind on collection. When owners place the wrong bulk items out or stack the piles larger than the allowable size, it causes the City to get behind and trash to stay curbside longer than the anticipated week of collection. Please note, you can call the City to schedule pick up of appliances, tv's etc.. If you do this, please send a quick email to katy@sterlingrem.com letting the HOA know you've scheduled a special pickup and avoid receiving a notice if your pickup coincides with an inspection day.

ENCLOSED WITH THE 2020 ASSESSMENT MAILING, OWNERS WILL FIND A MAGNET LISTING THE BULK TRASH SCHEDULE. ALL RESIDENTS ARE ENCOURAGED TO TAKE ADVANTAGE OF THIS QUICK REFERENCE SCHEDULE TO HELP MINIMIZE THE AMOUNT OF TRASH PLACED OUT AT AN IMPROPER TIME.

SNOW AND CINDERS

Please remember that homeowners are responsible for clearing snow and cinders from their sidewalks. If you are not in town or have a vacant lot, you are still responsible to make arrangements to have your sidewalks cleared. City code enforcement does enforce this ordinance.



www.ponderosatrailshoa.com

Winter 2019



Holiday Lighting Competition

NEW TWIST FOR 2019

The judging will be left up to the **homeowners**. This is a great way to get in the holiday spirit! Please drive or walk around your neighborhood and select your **top** choice. Visit the home page of the HOA website: www.ponderosatrailshoa.com to cast your vote. All votes must be submitted by midnight on December 26th.

1st place - \$75 gift certificate
2nd place - \$50 gift certificate
3rd place - \$25 gift certificate

Current Board of Directors

Bryan Burton
President

Paul Stevens
Vice President

Cathy Fine
Secretary

Janina Burton
Non-board member
Treasurer

Sharon Sifling
Board Member

VACANT
Board Member

If you are interested in serving on the board of directors, please email katy@sterlingrem.com

Assessment to remain at \$165

In November the Board voted to leave the annual assessment for 2020 at \$165/lot. **Assessments are due on January 1, 2020 and subject to a 10% late fee if not received by January 16th.** Please put a reminder in your calendar to mail your payment no later than December 27th.

WINTER PARKING RESTRICTIONS midnight to 7am

The City of Flagstaff parking ordinance is in effect as of November 1st and will continue to April 1st. Parking is not allowed on the City streets between midnight to 7am regardless of if it is actively snowing. **Historically this is a problem in the neighborhood, and we would like to stress the importance of following the rules so the snowplows and vehicle traffic can travel safely.**

Tree removal and tree maintenance

As a reminder, if you need to remove a tree on your property, you must first receive Architectural Committee approval, and possibly also the City's approval (for ponderosa pine trees). This requires an AC application. If you are only pruning trees on your property, you do not need any HOA approval. Please feel free to email katy@sterlingrem.com if you have any questions regarding tree work.

Plan ahead on house projects, you will most likely need approval

If you are planning any work on the exterior of your home or anywhere on your lot, and the work is not "maintenance", you will need to receive prior approval from the Association Architectural Committee (AC). House paint, fence stain, landscaping changes (installing/removing trees, shrubs, rocks, pavers, etc.), solar panels, new fencing, and sheds to name some, are not maintenance items and an AC application is required. The AC meets as needed and a decision will be made within ten days of the receipt of a complete application and submission. All applications are on the website: www.ponderosatrailshoa.com under the Architectural Review tab.

HAPPY HOLIDAYS FROM YOUR BOARD OF DIRECTORS!!!

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If you are interested in advertising in the next HOA newsletter, please contact katy@sterlingrem.com