



DOCUMENT REVISIONS

On February 20th, the Board of Directors revised the PTHOA RESIDENT'S GUIDELINES FOR AVOIDING VIOLATION NOTICES, additionally, on April 8th the PTHOA COLLECTIONS POLICY was updated to stay in compliance with the recent changes to Arizona state statutes. Enclosed with this mailing, you will find the updated versions, both can be accessed on the association's website>Association Documents..

BOARD OF DIRECTORS ORGANIZATION

Bryan Burton	President/AC Chair
Paul Stevens	VP
Cathy Fine	Secretary
Sharon Sifling	Board member
VACANT	Board member

Other officers/committee members

Janina Burton	Treasurer/AC Member
Rachelle Tognacci	AC Member

Board Meetings

All Board of Directors meetings are posted on the website as soon as they are scheduled. The Board typically meets every 4-6 weeks. Currently the board has five positions and is looking to fill the fifth position vacancy. If you want to be more active in your community, share your opinion, and add diversity to the board, please contact katy@sterlingrem.com to find out how to get involved.

PONDEROSA TRAILS HOA	
2020 BULK TRASH PICK UP SCHEDULE	
Bulk trash should not be placed curbside until the Sunday before the scheduled pick up week.	
JANUARY 20	JULY 13
FEBRUARY 24	AUGUST 17
MARCH 30	SEPTEMBER 21
MAY 4	OCTOBER 26
JUNE 8	NOVEMBER 30
Please check the City of Flagstaff website for scheduling changes	

COMMUNITY INSPECTIONS

Regular community inspections take place. The most common infractions are storing refuse containers in view from neighboring properties, letting vegetation grow in landscaped gravel areas, having a boat or trailer on the lot without prior HOA approval and parking vehicles off the driveway in the gravel landscaping.

The Board has recently established a Compliance Committee that will assist management in compliance related items in between routine inspections. The Association continues to have the complaint form process but will also utilize the Compliance Committee to investigate/confirm general complaints received from residents.

TRASH ETIQUETTE

Spring is one of the windiest times of year in Flagstaff, please pay extra attention to how much garbage you place in your receptacle. Lids should close **COMPLETELY** as to not allow gusty winds or birds to spread your trash throughout the neighborhood.



DOG/CAT ETIQUETTE

No one wants to pick up after someone else's animal. Please make sure that dogs and cats are confined to your property and are not allowed to roam. If you take your dog for a walk, bring a bag and be prepared to pick up after it. Remember, that when you purchased your home, you agreed to the following: **CC&R 8.7 Animals. "...No permitted pets shall be permitted to move about unrestrained in any Public Yard of the Owner's Lot or any other Lot, Common Area, or any public or private street within the Project. Each Owner shall be responsible for the immediate removal and disposal of the waste or excrement of all the Owner's pets from the Public Yard of the Owner's Lot or any Lot, Common Area, or public or private streets."**

EXTERIOR CHANGE? - APPROVAL REQUIRED

The homes and fences in the neighborhood continue to age and will need painting and staining. Spring is a good time to inspect your property for damage and deterioration from the winter and plan for any required maintenance. The Ponderosa Trails HOA CC&Rs require ANY CHANGE to receive prior approval of the AC. This includes **painting and staining (even if it is the same color), as well as ALL landscaping** on the property, including the back yard.

See: ponderosatrailshoa.com/architectural-review-docs

CC&R REVISIONS

The Board is still working through revisions to the draft CC&R revision language, please make sure your email is up to date by emailing katy@sterlingrem.com, to participate in any informal surveys that are sent out.

WINDOWS

Many homes are starting to show discoloration in some windows, this usually means a seal has broken and allowed moisture to get in between the dual panes. Be sure to keep an eye out for this and plan to replace the windows as needed.

LANDLORDS, please be sure to pass this communication on to your tenants/occupants, along with any future compliance related matters and/or pertinent community updates.