

PONDEROSA TRAILS

HOA

www.ponderosatrailshoa.com

Spring 2021

Short term rental and quiet hour survey results

In October 2020 the Association sent a digital survey link to all owners with an email address on file with the HOA. The survey polled the neighborhood regarding short term rentals and implementing quiet hours for the community. The results and feedback were reviewed, there was not enough support either direction on short term rentals (to amend or not to amend the CC&Rs) or implementing quiet hours. Quiet hours will continue to be enforced by the City of Flagstaff via its ordinance and the police department.

Short term rentals are subject to a recently adopted City of Flagstaff ordinance, you can find information on the Association [News Update](#) page.

Board vacancy/Architectural Committee members needed

There is currently a vacancy on the Board of Directors, if you are interested in volunteering to serve on the Board, you will need to fill out a board interest statement. You can request the interest statement by emailing katy@sterlingrem.com. The board meets monthly for approximately one to two hours.

The Architectural Committee is seeking community volunteers to serve as committee vacancies arise. If you think you may be interested in serving, please email katy@sterlingrem.com to be placed on the interest list. The Committee meets about once a week virtually or in person as needed from April to October.

Owner's Online Portal Access

Your association has transitioned to AppFolio Property Manager software which will provide a new and improved Online Owner Portal experience. The portal is 100% mobile and allows fast, convenient access to Association information.

With the new online portal, Owners can:

- Make one-time payments online by eCheck (FREE) or Credit/Debit Card
- Set up automatic payments to post on a specified day
- Review your account payment history and current balance in real time
- Update/adjust your account's contact information for Association correspondence

Portal access instructions/details will be emailed and mailed to Owners this summer, if you need to update your email address, please do so by June 1st by emailing katy@sterlingrem.com.

Mailbox postings

The Association is responsible for the maintenance of the mailbox cluster units, the post office oversees keys and locks. In 2019 the HOA **spent over \$6,000** to have every mailbox cluster unit cleaned, prepped, and painted. Please DO NOT post, tape, or hang anything on the cluster boxes. If you see a flier etc., and choose to remove it, please be very careful pulling it off to minimize damage to the paint. One cluster box costs just under **\$2,000 to replace**, there are 42 units the HOA is responsible for.

Community Inspection information on the back!!

Community Inspections

Routine inspections take place between March and October, along with random inspections at the discretion of the Board of Directors. Below are a few helpful tips to consider to avoid getting a “nasty gram” from the HOA. *LANDLORDS: please be sure to pass this information and the new Enforcement Policy (attached) along to your tenants.*

Yard Maintenance

Pine Needles – Please keep yards free of pine needles and pinecones. If you have an approved “Native Landscaping” plan, pine needle/cones accumulation must be kept to a minimum. This is a fire safety matter!

Weeds – All graveled landscaped areas **must be free of vegetation** (this includes the area between the curb and sidewalk). If you use weed spray, you must rake up the dead weeds. Any “natural” approved areas must be free of invasive weeds/grasses.

If you are an out of town owner and would like assistance in finding a vendor to perform yard work at your property, please email katy@sterlingrem.com

Parking

Vehicle Parking – Vehicles must be parked in the garage or in the driveway, NOT on any landscaping or graveled side yards.

Trailer Parking – Trailers may only be ON THE LOT for loading and unloading or otherwise approved by the HOA. If you know you’re going to have your trailer on your lot in preparation for a trip, please send a quick email to katy@sterlingrem.com to let the HOA know. If the HOA does not know about it, you will be sent a violation letter if the trailer is seen on the lot during any inspection.

Storage & Trash

Misc. Storage – All personal items need to be kept in the garage or in a fenced back yard out of sight. Some items seen on inspections include, yard tools, pallets, buckets, play toys, bulk trash items...if you think it should be put away, it probably should.

Bulk Trash - The bulk trash schedule can be found on the [website](#) and schedule magnets were mailed to all owners with this newsletter as part of the 2021 assessment mailing. NOTE: There is not necessarily a pickup each month, be sure to check the schedule. Appliances, hazardous waste, construction materials and tires are not picked up as bulk trash and require special arrangements to be made by calling 928-213-2110. ***Bulk items should not be placed curbside until the Sunday before the scheduled pick-up week, items must remain out of view at all other times.***

Refuse Container Storage – Trash and Recycle cans must be stored out of view when positioned in line with an entrance to the home (entry/garage). If you have a gate to the back yard, cans need to be stored behind the fence.

NOTE: If you have received a home/yard maintenance letter in the past and completed the work, please be sure that you have notified the HOA of the work completion. **All “open violations” will be subject to the new Enforcement Policy. To avoid frustrations /unnecessary letters from the HOA, be sure that you have formally closed out any past/current violations by emailing katy@sterlingrem.com**

Have a special circumstance? No problem, email katy@sterlingrem.com and let the HOA know the situation; such as, refuse container in need of repair waiting on the curb for City services, loading/unloading a trailer for a trip, house project requiring a trailer or material to be left out front (all exterior projects must be approved).