

FLAGSTAFF MEADOWS PROPERTY OWNERS ASSOCIATION

BOARD of DIRECTORS: Current Flagstaff Meadows POA Board of Director members are
Ms. Cris LeSaar: President, Ms. Kelly Delafield: Vice President
Mr. James Hall: Member at Large, Mr. Andy Follett: Secretary/Treasurer

NEWSLETTER, Spring 2023

BLIZZARDS & BYLAWS

The Board understands the weather has made it difficult to do business as usual. Therefore, during the January and February inspections, NO violations were given for trash cans out or at the curb, holiday decorations, or parking.

- **Trash cans:** If there are no more major storms before the March 28th inspection, trash cans should be returned to an out of sight location except on the day of pickup.
- **Holiday Decorations:** Please remove decorations when it is safe to do so. We understand it may take awhile for the snow to melt to safely reach them.

PARKING PREDICAMENT

The Board has received many complaints about parking at the park/mailbox parking area.

- Long term parking at the park is causing problems with access, snow removal, and especially the pedestrian crossing where the new fence break was made. We have employed a towing company who will soon be removing vehicles causing these issues. **Please move your vehicles ASAP.**
- The county law is in effect and there is no parking on the street November 1st – April 1st. Please keep the roads clear for your neighbors and plows.

DUE AWARENESS

Reminder: Assessments for the Association in 2023 were raised to \$58/month (\$696/yr) starting January 1, 2023. Please update your payments or auto-payments accordingly.

A FRESH LOOK

Spring is the time of year where courtesy reminders will begin to be sent out for property upkeep (e.g., faded paint, weeds, fence repair). Please take a moment to review your property and prepare for a great summer! Attached is a convenient list of common items and whether they require an application.

GET-TOGETHER, Please join us!

May 3, 5:30 pm Board Meeting (virtual) – open to all property owners

July 13, 6:00 pm 2023 Annual Meeting – open to all property owners

These dates are subject to change due to unforeseen circumstances so if you plan on attending, please check out the Association website to confirm dates and times.

QUESTIONS? ARCHITECTURAL CHANGES? CHANGE OF MAILING ADDRESS?

Please direct all questions to the Association's property management company and community manager: Sterling Real Estate Management, Adam Whitman, Community Manager, 323 S River Run Road #1, Flagstaff, AZ 86001

PH: (928) 773-0690 adam@sterlingrem.com www.sterlingrem.com

ARCHITECTURAL CONTROL COMMITTEE (ACC)

In order to help property owners understand when an (ACC) application needs to be filed, here is a list of common activities. This applies to all activities affecting the ‘external appearance of the property’, and DOES include activities in the back yard.

What: The ACC reviews all applications for changes.

When: They have 30 days to review and determine approval. Typically, applications can be processed and returned to property owners in less than 2 weeks.

Who: The ACC is made up of Flagstaff Meadows property owners and always has at least one board member on it.

Why:

- Unfortunately, it is not possible to write out clear guidelines for all activities and the impacts they may have. What may be approved for one property may not be approved for another based on each property’s characteristics (e.g., a driveway expansion may be aesthetic at one residence, but make the front yard look like a parking lot in another).
- Additionally, there is a considerable difference between installing a fence with wooden slats vs replacing it with barbed wire. And a large grey area between those two!
- While most changes are simple to approve, the ACC attempts to consider all impacts it may have; will this change look attractive and support maintaining property values in the neighborhood, does it meet the requirements in the CC&Rs, does it impact a neighbor, and are we approving all applications consistently.

DOES NOT require an application	DOES require an application
Touching up spots where house paint is fading/damaged	Repainting any section of a house, even if using the same colors
Pulling weeds, trimming bushes / trees, planting in existing gardens / flowerbeds	Adding / removing bushes, trees, and flowerbeds
Maintaining existing lawns and rock areas	Changing from lawn to rock and vice versa
Adding a mobile basketball hoop	Adding a permanent basketball hoop
Driveway repair using identical pavers	Replacing or expanding a driveway
Fence repair using identical materials	Replacing a fence
Moving or adding portable structures (e.g., small playground equipment, grills, trampolines)	Moving or installing a fixed structure (e.g., large playground equipment, refuse container storage, shed, inter-yard fencing)
Changing your curtains / blinds that are visible from the street	