

# **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 2022**

### **STARTING FRESH**

The Board is looking for a new member of the Architectural Control Committee (ACC). The committee reviews all applications for changes to the exterior of the property. Applications are reviewed and discussed electronically and typically requires a minimal amount of time. If you are interested, or have questions, please reach out to Adam, our property manager. See contact info below.

### **SPRING CLEANING**

The Board is aware of recent trash company changes, including the WM purchase of NAWs and many residents switching providers. Courtesy notices for the last 2 months for trash cans visible or at the curb were withheld during this transition. They will resume during the next inspection. If you are still experiencing any issues, please contact our PM.

### **A FRESH LOOK**

Now 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.

### **BRIGHT WATERS**

Work is being completed to update the plumbing for the irrigation and the small pond. There may be some changes to water levels in the water features as we finish this, and we hope to have all work completed soon!

The Board is working diligently to remedy the algae and fish issues we have been experiencing. The water features have had initial treatment will continue to be monitored closely through the coming months.

### **WINDS OF CHANGE**

The Board has received many good suggestions for improvements around the POA, such as the pass through in the parking lot of mail box access. Please continue to submit them through the PM or at a board meeting.

### **GET-TOGETHER Please (virtually) join us!**

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

**July 14, time TBD: 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.*

## **DOGGONE IT**

There have been many complaints about dogs in the neighborhood, including dogs off leash, aggressive dogs, and dogs escaping from yards repeatedly. Please review the following county ordinances. **The contact for Coconino County Animal Control is (928) 679-8756.**

1. Leashed Pets - Dogs/pets must be under the owner's immediate control and/or leashed while off the owner's property. A person walking an unleashed dog violates Coconino County Ordinance #2007-03, and such violation is punishable with a monetary fine and a misdemeanor charge through Coconino County. Please see Coconino County Ordinances for additional information.  
<https://coconino.az.gov/DocumentCenter/View/446/Dog-at-Large-Ordinance>
2. Pet Waste – Pet waste must be immediately picked up by the person in control of the pet. Not picking up pet waste is a violation of the Coconino County Ordinances and a health hazard for all people in the Flagstaff Meadows development. You must not dispose of pet waste in other Owner's trash receptacles.
3. Barking Dogs – Allowing a dog to bark excessively violates Coconino County Ordinance #3011-01, and such a violation is punishable with a monetary fine and a misdemeanor charge through Coconino County. Please see Coconino County Ordinances for additional information.  
<https://coconino.az.gov/DocumentCenter/View/441/Barking-Dog-Ordinance>

## **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 Ext 7

[adam@sterlingrem.com](mailto:adam@sterlingrem.com)

[www.sterlingrem.com](http://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 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.

<b>DOES NOT require an application</b>	<b>DOES require an application</b>
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	