

FLAGSTAFF MEADOWS PROPERTY OWNERS ASSOCIATION

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

PARK IT, PLEASE

Due to the recent COVID-19 pandemic, the playground equipment and the ramada areas are closed. Please follow all health guidelines related to social distancing.

MESSAGE ON THE WIND

We have our new mailboxes installed by the county! Hooray! All mailboxes servicing our Association have been placed adjacent to our community park. The POA Board has contracted to have a sidewalk placed down the middle, which should be installed the week of 5/18/2020. The U.S. Postal Service (USPS) is anticipating having the mailboxes active in June, 2020. The USPS will assign box numbers and corresponding keys for each receiving address. The USPS will contact residents to schedule the exact date service will be moved and provide everyone with new keys and box numbers. Please see the bulletin that was mailed to all property owners from Coconino County Public Works on 4/29/2020 for additional information. Be on the lookout for additional information coming from the USPS when they are ready to distribute new keys!

HOPPING ALONG

Construction is NEARLY done to complete the path ALL the WAY around the lake! The last part of the sidewalk and a bridge behind the waterfall should be installed the week of 5/18/2020.

SPRING CLEANING

Many of us are ready to make some updates to our house and landscape. Please remember that all "alterations to the external appearance of the property" must be approved by the Architectural Control Committee (ACC). The ACC strives to review applications quickly. The more detailed information that is submitted with the application, the more efficient the ACC can be on reviewing and responding to an application. See page 2 for sample activities that do or don't require an application.

A FRESH LOOK

Now is the time of year where courtesy reminders will begin to be sent out for property upkeep (e.g., paint, weeds, fence repair). Please take a moment to review your property and prepare for a great summer!

GET-TOGETHER Please (virtually) join us!

ANNUAL POA MEETING Thursday 7/23/2020 at 6pm. This meeting will be held virtually. Details on how to join the meeting will be mailed out.

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 FAX: (928) 773-0766
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 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 part 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	