

NEWSLETTER - SPRING 2019

FLAGSTAFF MEADOWS PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS ORGANIZATION

The current Flagstaff Meadows POA Board of Director members are:

Mr. Terry Fallon	President	Ms. Cris LeSaar	Secretary/Treasurer
Mr. Greg Skinner	Board Member	Mr. Andy Follett	Board Member

SPRING FEVER – URGENT!

We need to approve the updated CC&Rs! We **only have 40%** of the necessary ballots. Get your approval notarized and returned to Sterling Real Estate Management ASAP.

- Why did they get updated? The CC&Rs are currently overly constrictive ("All window coverings visible from neighboring property must show beige colors..."), contradictory, and in some cases, flat-out wrong.
- Why the rush? It is required to get **75% APPROVAL** in order to change our CC&Rs.
 - 1) At the time of approval, it must be current owners and these votes must be checked by our lawyers. Every house sale starts the process for that property over again.
 - 2) This cannot remain open indefinitely. A lack of approval leaves us with rules that don't make sense.
- What if I have questions? The Board has been organizing open houses to address questions. They have also been working to provide a notary service, free of charge to members, at the town halls when possible. Adam at Sterling Real Estate is also available to answer questions.

HOPPING ALONG, PLEASE JOIN US!

Board of Directors Meetings:

- Thursday, May 2nd at 5:30pm at the Sterling Real Estate Management office, 323 S River Run Rd #1
- Annual POA Meeting: TBD-July

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.

SPRING SHOWERS, MAY FLOWERS

- We'll soon be in the season to start making improvements to your property and house. Please submit an application for ANY alteration to the exterior of your property. Forms are on the POA website.
- As the weather warms, the plants we love are sprouting. And the ones we don't want are coming, too. Remember to stay on top of unwanted weeds.

CHANGING WINDS

- The overpass bridge will be replaced this summer. The current predicted time we will need to detour through Parks is around 9 days. Dates have not been determined yet.
- The county and the POA board are negotiating how to best address the cluster mailboxes. There are many details regarding location, cost, maintenance, and other topics that are being discussed.
- The main field near the playground will be aerated and seeded again soon. After the extensive repairs to the pumps, pump house, and irrigation systems, which required the lowering of the lake and turning off the irrigation for a lengthy time, we have been working hard to bring the grass back in the common areas.

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- Repairs are being done to the irrigation system, aeration system, and the fountain spouts.
- While storage of RVs (and ANY trailers until the CC&Rs are approved) is still not allowed, the POA understands the need to clean and perform minor maintenance of RVs, as well as visiting guests. These exceptions are allowed as long as the homeowner informs the property manager ahead of time, including the duration.
- We have secured a company to repair the buckling sidewalk around the lake.
- We are currently moving the necessary irrigation lines in order to complete the path around the lake.

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

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