



# SPRING 2024 NEWSLETTER

## President's Message

This issue of the Alpine Heights Newsletter is loaded with information about the Spring events as well as important reminders. Since the new Board was elected, we have been busy trying to make sure your HOA is prepared for the future.

### **Board Members**

#### **President**

Lance Marble  
602-300-1122

#### **Vice President**

Lorian  
Roethlein

#### **Secretary**

Marta Donovan

#### **Treasurer**

Cindy Junkert

### **MEMBERS:**

Kim Nichols

Bill Phillips

Sue Sample

Peter Wagner

One topic of consideration has been the Declaration of Restrictions (DofR's). Due to an apparent oversight in the final version of our last update to the DofR's, a potential update was being discussed and, in that process, we discovered a recent Arizona Supreme Court decision that might also impact our DofR document. We've engaged an HOA Attorney to professionally review our document to make sure we don't have any problems. A DofR Review Committee has been formed (Lorian Roethlein, Chair) to assist in trying to keep Attorney fees as low as possible. We just want to make sure our all of legal documents are in order; this process is not about making changes for the sake of making changes and it's also not an attempt to create more restrictions. It is much less expensive to make sure documents are up-to-date than it is to be sued and to attempt to defend something that is potentially out-of-date.

The Board has also been scanning, for retention purposes, any documents, correspondence, newsletters, etc. that have been kept from our 45-year history. The newsletters are probably more interesting than anything else. The theme of the articles is almost exactly the same from 1978 until today and they also reflect the email notes I have received in the past 5 months. If you have lived here for decades, the following list will look very familiar. If you've joined us in the past couple of years, this might be new:

1. ***Please slow down.*** Especially on Easy St. below Farview and Alpine Heights above Farview. Between people needing to get in/out of driveways, children playing, Elk standing in the middle of the street and the reduced speed for the curve, someone is going to get hurt. Please respect your neighbors and the Law.
2. ***The Stop signs are there for a reason.*** I've personally witnessed people who didn't even slow down for them. The HOA doesn't own the streets in our community. They are owned by and legally enforced by the Police Department. Again, please respect your neighbors and the law.
3. ***Pet Clean up and leashes.*** When walking your pet(s), please carry bags to collect and remove your animal's waste from other people's property. Also, please remember the Town requires leashes at all times.
4. ***Feeding wildlife.*** Arizona Game and Fish have been in our neighborhoods within the past year monitoring for people who feed wildlife and/or provide water specifically for wildlife. They have advised that the fine for doing so is \$500. Aside from the legal issues, I've also heard first-hand accounts of people hand feeding wildlife. Please remember, these are still wild animals. They are unpredictable and protective of their "mates" and "children", just like we are.

Thank you for making Alpine Heights the best neighborhood in Payson!  
Lance Marble, President 2023-2024

**COMMUNITY YARD SALE**  
**SATURDAY, MAY 4<sup>th</sup>**  
**7:00AM – 1:00PM**

Start gathering your ‘stuff’ !!, the annual yard sale is coming soon. Over 20 people have responded with their interest in participating so far. The association will promote it to the community the week ahead of time. Place your own “Yard Sale” in front of your home so buyers know you’re participating.

**ANNUAL POTLUCK/PICNIC SOCIAL**  
**SATURDAY, APRIL 27<sup>th</sup>**  
**4PM – 6PM**

Our Association Annual Picnic is scheduled for Saturday, April 27th, at the Holy Nativity Catholic Church, 1414 N. Easy Street.

As usual, the Association will provide the main course, dinnerware, cups, ice and water. Members can bring additional beverages if desired.

Members are asked to bring a salad, side dish, or dessert to share as follows:  
If your last name begins with

A – G   dessert  
H – O   salad  
P – Z   side dish

Watch for more details in the next few weeks.

**BRUSH COLLECTION**

Our annual brush pickup day, is scheduled for **Monday, May 13th, one day only**. The HOA Board moved the date to coincide with other planned community events, and to allow for warmer weather. Lot Owners may start piling their brush at the curb the week before. The intent of the pickup is to keep our community fire safe and attractive. Please follow these guidelines for effective pickup.

1. Brush piles must be no larger than 8 feet long by 4 feet wide by 4 feet high. If you have additional brush, you may contact Dale Lee at 928-474-4220 for a removal estimate or arrange for another private pickup.
2. No plastic bags will be picked up as they cannot be disposed with the brush. No other trash or building materials will be collected.
3. Please keep piles of brush away from fences, utility boxes and any item which may interfere with pickup. There must be room for a forklift type of machinery.

## **FIREWISE UPDATE**

**Trim Trees and Bushes:** Trees growing over the roof and under eaves of a house pose an extreme risk for fire. Trees should be trimmed back at least 4 feet from the roof line. Thirty feet back is recommended by Firewise USA and the Payson Fire Department.

**Library Friends of Payson Meeting March 28, 2024 (10-11:30 AM):** Chris Jones, from the University of Arizona natural Resources Extension, Arborist **Daid Mikulak** and Payson Fuels Manager **Kevin McCully** will present a program on **Firewise and general tree care, including mitigation damage by mistletoe**. Please mark your calendar and plan to attend.

**Firewise Committee for AHHOA:** In order to encourage more community involvement and ensure continuity in the coming years, the HOA Board would like to create this committee. If you would like to participate, please contact Peter Wagner through the HOA email at [ahpaysonboard@gmail.com](mailto:ahpaysonboard@gmail.com).

**Mistletoe.** Mistletoe is a serious problem not only in Alpine Heights but throughout Payson. It is a disease that travels from tree to tree and it will eventually kill trees. Spring time, especially in Juniper trees, is the easiest time to spot it since it's a brighter green than the rest of the tree. It is the homeowners responsibility to remove mistletoe from trees. One method of cleaning it up is to remove the affected limb. There are other methods available. If you don't want to, or can't clean it up, the association will help you find someone to do it. Email us at [ahpaysonboard@gmail.com](mailto:ahpaysonboard@gmail.com) and let us know if you have questions or need help.

## **Thank you for asking!**

Our friends/neighbors at 1308 N. Alpine Heights have found a local rental house. Please be patient with the long process of rebuilding after fire destroyed their house. We hear they are all set up in their temporary location and demolition of the old house should begin in the near future. Thank you to everyone that offered assistance and provided information on local houses available for rent.

## **Hats**

Some of you asked about the possibility of hats with the Alpine Heights logo on them. So, special arrangements have been made with Tonto Silkscreen and Embroidery here in Payson. Our residents can visit their shop (404 W. Frontier; 928-474-4207), select a hat(s) of your preference, pay for the hat and embroidery and they will let you know when it's ready. They already have the logo and the initial setup cost has already been paid. Timeframes and prices depend on hat style(s) chosen.

## **ARCHITECTURAL REVIEW COMMITTEE**

A question came up at the Annual Meeting regarding why an Approval Form was needed for a specific project. While the need for the Form may seem unimportant and, to some, an overreach, the reality is we have experienced multiple neighbor disputes that could have potentially been avoided if the homeowner(s) would have submitted a request for review/approval.

It's not about the ARC/HOA "giving you permission" to work on your own house/property. First and foremost, it's about being an active and responsive part of your community and doing what you agreed to when you purchased your house/lot in the Association. It could also be about providing proof in the future that your work was approved when someone new moves into the neighborhood and questions what you've done. It might help the new owners of your property someday when you or your heirs sell. In many cases it's a formality. In a few cases, it is a huge help to you and to the HOA.

### **Contact Information updates**

Please keep us updated on changes to your contact information. Get the most current information by keeping your email address and mailing address current. Email updates to the HOA inbox at [ahpaysonboard@gmail.com](mailto:ahpaysonboard@gmail.com) and we'll get them changed right away. We know some people prefer mail over electronic communication but, with the cost of mail continuing to rise, we respectfully request email addresses, to keep the cost down as well as to get information out in a more expeditious manner.

### **Contact Your Board**

Have something to share with the Board? Have a question for a Committee? Want to volunteer to help with a Spring Event? Reach out to us and let us know by emailing us at [ahpaysonboard@gmail.com](mailto:ahpaysonboard@gmail.com).

You may have noticed we recently took Board member email addresses off of the website. Someone who obviously doesn't know how small of a community we are, has been trying (unsuccessfully) to scam Board members and the Treasurer. So, rather than continuing to waste everyone's time to the amusement of the scammer, please address all emails to [ahpaysonboard@gmail.com](mailto:ahpaysonboard@gmail.com) and we will forward it to the appropriate person/people.