

## APRIL 2024 NEWSLETTER

### President's Message

Even if it doesn't feel like it yet, Spring is here and our annual Potluck/Picnic, Community Yard Sale Day and Firewise Brush Collection event are all right around the corner. Be sure to read the articles on each of these events.

I appreciate the number of people that took active interest and already responded to requests to address Mistletoe in the subdivision. I didn't count them exactly but somewhere in the vicinity of 20 -25% of lots had various levels of issues with Mistletoe. Some areas have very little exposure to this parasite and now is the time to try and help keep it that way. The "epicenter" is naturally the area that has the most Juniper trees and that's the general vicinity of the lower intersection of Alpine Heights Dr, Camelot and Sunshine Ln. There are some trees in that area that have so much Mistletoe growing in them that they will likely need to be cut down to get rid of it, exactly the situation we are trying to avoid. Anything we can all do to try and mitigate fire risk helps all of us.

The water tank at the top of Hillcrest is progressing through the final design and architectural reviews. The Town of Payson Water Department head, Tanner Henry, has been very proactive in getting input from the HOA and we look forward to the benefits the new tank will provide our community. We haven't received a construction timeframe, but we'll let you know when we do.

HOA's receive a lot of negative comments because of the perceived "heavy handed" rules and regulations. One of the things I enjoy about the Alpine Heights HOA, in general, is most people view the HOA as a positive thing. We inevitably end up reminding you of the guidelines and principles you agreed to when you purchased a property here; unfortunately, there's no avoiding that. The reality is, most people here just want to live in a nice neighborhood with nice neighbors and they are willing to be a nice neighbor as well. Most of the things we end up reminding everyone about are simple courtesies. When you get right down to it, just like you, your neighbors bought their house to see the mountains and trees, not RV, trailers and accumulated "stuff." Your neighbors don't want to spend money on Mistletoe in their trees because you didn't deal with it in your trees. The list goes on but the plea I am making is simple – let's be good neighbors for those around us and enjoy benefits of doing so.

Thank you for making Alpine Heights the best neighborhood in Payson!

Lance Marble, President 2023-2024

### **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

#### **Firewise Coordinator**

Peter Wagner

### **WELCOME NEW RESIDENTS!**

Welcome to those of you who have joined our Alpine Heights community in the past year! We're glad you're here. The HOA Board and Committees are here to assist you in any way possible. Please reach out with any questions. We hope you'll join us for all our Spring Events as well as the Annual Meeting in October.

## **ANNUAL POTLUCK/PICNIC SOCIAL**

**SATURDAY, APRIL 27<sup>th</sup>**

**4:00PM – 6:00PM**

**Please *RSVP by Noon on April 22<sup>nd</sup>* so the caterer  
preparing the main dish can plan appropriately.**

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. Out of respect to the church – no alcohol, please.

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

## **COMMUNITY YARD SALE**

**SATURDAY, MAY 4<sup>th</sup>**

**7:00AM – 1:00PM**

Start organizing your ‘stuff’!! The annual yard sale is less than a month away. Over 20 people have responded with their interest in participating so far. The HOA will promote it to the entire town ahead of time. Arrangements have also been made with local thrift store(s) for pick-up of furniture and items boxed for easy removal at the end of the day. Place your own “Yard Sale” sign in front of your home so buyers know you’re participating.

## **BRUSH COLLECTION**

Our annual brush pickup day, is scheduled for **Monday, May 13th, one day only**. Lot Owners may start piling their brush at the curb the week before. The intent of the pickup is to help 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.

## **RISSER RANCH RUINS**

**SUNDAY, JUNE 2<sup>ND</sup>**

**10:00AM AND 1:00PM**

The Northern Gila County Historical Society in Payson owns lot 137 on North Hillcrest Drive which contains the Risser Ranch Indian Ruins. Sandy Carson, the President and historian of the Society, will be giving a special presentation and tour at the Ruins on Sunday, June 2nd, at 10:00 a.m. and 1:00 p.m.

The Ruins were built on a ridge in Payson sometime between A.D. 1200 and A.D. 1250. Based on a 1987 site survey map, there has been approximately 50 structures built on land that has been subdivided into 5 parcels. Homes have been built on four of these parcels. Only lot 137 containing remains of the ruin has been preserved. This parcel was purchased in 2001 by the Northern Gila County Historical Society. It has one room completely excavated and backfilled, two rooms approximately 75 percent excavated, and several other rooms of various dimensions.

**This property is NOT handicap accessible.** Advanced reservations are required so respond quickly to ensure your spot. Please call Ellen Tresnak at 602-694-0297 to reserve your space, or email your response to [ahpaysonboard@gmail.com](mailto:ahpaysonboard@gmail.com).

## **FIREWISE UPDATE**

Spring is here and cleanup around your house is calling you. Clear the first five feet: Rake, trim bushes, trim trees away from the roof line. If you cut out any mistletoe, please bag it and dispose in the garbage, to help control its spread. Pole saws are very useful and aren't expensive. Please do not get on a ladder. Safety first. Lots of tree services work in our community. If you don't already have an experienced Certified Arborist on speed dial, you might consider the following Payson area companies. They are offering Spring Specials for residents of Alpine Heights.

### **Natural Beauty Tree Works**

David Mikulak

480-364-3344

<https://www.naturalbeautytreeworks.com/>

Offering a discount based on the type and scope of work needed. Call for details.

### **Tree Crafters**

928-978-0223

[info@treecrafters.com](mailto:info@treecrafters.com)

<https://www.treecrafters.com/>

Mention this Newsletter and receive a 15% discount through the month of May.

Thanks for all you do,

Pete Wagner, Firewise Coordinator

## **BOARD MEETING DATES**

Meeting dates for upcoming Board meetings are:

**Tuesday, July 2<sup>nd</sup>, & Tuesday, October 1<sup>st</sup>**

All meetings are at 4:00PM at Holy Nativity Catholic Church

## **Mark Your Calendar – ANNUAL MEMBERS MEETING**

This year's Annual Members Meeting will be **Saturday, October 5<sup>th</sup>** from 3PM – 5PM at Holy Nativity Catholic Church. We'll have all the details on potential new board members and the new voting procedure later this Summer. Put it on your calendar today and plan to attend.

## **SHORT TERM RENTALS**

Just a periodic reminder, if you are considering selling or you have recently purchased a home in Alpine Heights, minimum rental terms are 6 months. Short-Term Rentals (STR's) have been prohibited in our subdivision for many years and we have successfully litigated this prohibition in the past. We recently heard a story about a situation where someone purchased a home here, planning to make it a STR. A member of our Association told them of the prohibition, which the realtor either hadn't disclosed or improperly informed them about. Fortunately for the buyer, they were able to get out of the contract. Unfortunately for the seller, the home had to go back on the market.

## **RENTAL PROPERTIES 6 MONTHS OR LONGER**

If you have a rental property, please remember to share the Alpine Heights DofR's and Property Rules with your Tenants. This makes it easier for them to be good neighbors. Also, there are some other responsibilities that go along with rental ownership. Please familiarize yourself with those responsibilities, listed specifically in DofR Article II, Section 1, Paragraph O.

## **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) . We'll confirm the changes with you and 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 task or a project? Reach out to us and let us know by emailing us at [ahpaysonboard@gmail.com](mailto:ahpaysonboard@gmail.com) .