



The Association thanks everyone for their continued commitment and support in maintaining one of the premier neighborhoods around Flagstaff! Your consideration of the following reminders and notices is appreciated!

Potential Elks Lodge FUTS Trail Through the Association

In 2022, the Association was contacted by Coconino County, who was entertaining the possibility of installing a portion of the Elks Lodge FUTS Trail adjacent to the planned, renovated, city water line that is currently being installed that runs through the Association. The Board of Directors has been working with the Association's Legal Counsel to understand what rights the Association has regarding the potential identified trail installation. It has been noted that the Association has limited jurisdiction over the individual private properties and the Quintana road easement within the Association. The Association has not been contacted by the City or County since the initial contact in 2022.

For additional information regarding the potential Elks Lodge FUTS Trail installation please contact: City of Flagstaff FUTS trail contact, Mr. Martin Ince = mince@flagstaffaz.gov
Coconino County Parks and Rec Director, Ms. Cynthia Nemeth = cnemeth@coconino.az.gov

Burning and Outdoor Fire Reminders

All fire restrictions established within Coconino County and adjoining Coconino National Forest shall be adhered to by Lockett Ranch Owners and Residents. **Outdoor fires and charcoal grills are not permitted once County and/or Forest Service fire restrictions are in place.** Individual Lockett Ranches homeowners are personally liable for damages occurring due to negligence or irresponsible fire hazards. **Please remember per the Association's governing documents: No trash, garbage, tree branches, pine needles or like-materials shall be burned on any property. No campfires are permitted.**

For current fire restriction information, please visit:

Coconino National Forest = www.fs.usda.gov/coconino

Coconino County = www.coconino.az.gov/2595/Fire-Restriction-Information

2024 Spring Clean Event Update

The Association's 2024 Spring Clean Event was held from May 13 through May 20. The Association received minimal reports from the roll-off dumpster company regarding overfilled dumpsters and minimal complaints from Members regarding misuse of the dumpsters. The Association THANKS everyone for their cooperation for making this event a continued success!

Routine Community Inspections

The Association performs routine inspections of the community to help ensure all Owners adhere to uniform, compliant guidelines created for the benefit of the entire Membership. Please take a moment to review the CC&R's and Governing Document Requirements and make sure that your property is in compliance. Common infractions include:

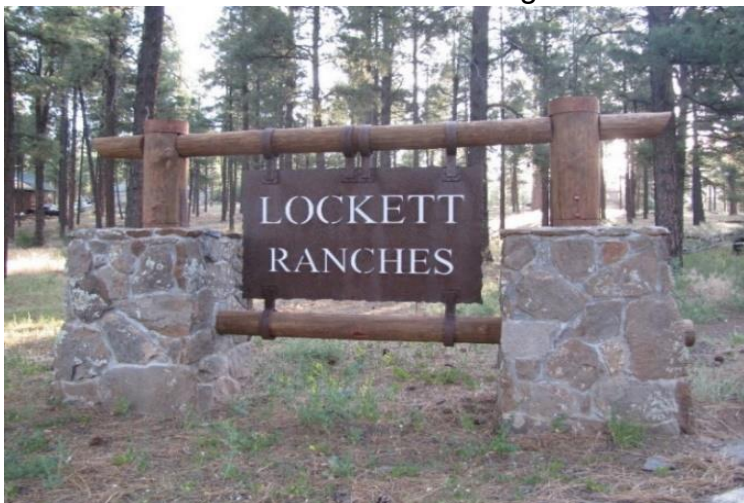
- **Exterior Changes Without Prior DRC Approval.** The Association's governing documents requires that any physical, exterior changes proposed for a property must have a Plan Review Submittal Application submitted and approved by the Association's Design Review Committee (DRC) prior to performing the actual changes on the property. The Association may assess monetary penalties to an Owner for failure to obtain the required Association approval prior to making changes to a property.
- **RV / Trailer Storage.** Per the Association's CC&Rs, boats, recreational vehicles, trailers (other than horse trailers), shall be parked only in enclosures or in rear yards screened from view or as approved by the Association. ***If a recreational trailer/vehicle will be parked at a property within the Association for a short period of time (less than 10 days) for any reason, please email the Association's community manager notification with the dates of the short-term parking/storage.*** The Association acknowledges that short-term parking/storage of recreational trailers and vehicles is needed periodically during the seasons, but if the Association is not notified of the short-term storage, an Owner may receive non-compliance notices and monetary penalties.
- **Equipment / Material Storage.** Per the Association's CC&Rs, unsightly articles, equipment, and storage piles, shall not be placed on a property so that they are visible from neighboring tracts.

Pet Owners – Please Pick Up Your Trash and Control Your Pets!

- Lockett Ranches Owners and occupants are blessed with living in an Association located in a natural, forested environment...but pet waste still needs to be picked up. **Pet waste is trash and responsible pet owners must treat it as such.** Private property owners don't appreciate someone dropping and leaving a soda can on their property; why is it okay to leave pet waste? Please pick up your pet's waste and dispose of it in your trash receptacle; and be considerate and don't dispose of your pet's waste in another property owner's waste container.
- Please remember that dogs need to be in the control of the owners at all times, anywhere in the Association. If your pet is not in your immediate control, you are in violation of county regulations and your pet can be impounded.

The Association's website: www.lockettrancheshoa.com

All the Association's current governing documents as well as other Association information is available for download and/or viewing on the Association's website.



Owner Contact Update

Please take a moment to ensure your contact information (email address, mailing address, contact phone number) is current and updated with the Association.

Questions about the Association?

For any community assistance needed, please contact:

Sterling Real Estate Management
Adam Whitman, Community Manager

Email: Adam@sterlingrem.com

Phone: (928) 773-0690 ext 7