

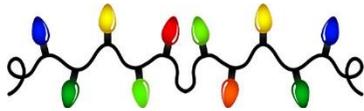
WALNUT MEADOWS AT FAIRFIELD COUNTRY CLUB ESTATES HOA

WINTER NEWSLETTER 2017

UPDATES AND REMINDERS FROM YOUR HOA

Holiday Lighting Competition

It's time to
start getting
those holiday
decorations



out and making sure your home is ready for
the Walnut Meadows @ FCCE HOA annual
holiday lighting competition! The lighting
competition judging will take place the week
of December 18th.

The first-place winner will receive a \$100
cash prize. The second and third place
winners will receive \$50 and \$25 cash prizes,
respectively.

HELPFUL TIPS FOR STAYING IN COMPLIANCE

Refuse Containers

As a reminder, per CC&R
Section 2.24, refuse containers
cannot be maintained so as to
be visible from neighboring
property. Please be sure to
collect your trash and recycle
containers from the curb the
same day as City of Flagstaff
pick up and be sure to store the
containers out of view from
neighboring properties and
from the street.

PRESIDENT'S REPORT:

Greetings members. The board is honored to
serve the Walnut Meadows community and
appreciate the confidence you have in our efforts to
maintain a pleasant, desirable and inviting
community to live in. We would like to acknowledge
your contribution to maintaining our community by
the many home repairs, maintenance activities and
improvement projects we have observed throughout
the neighborhood. In that regard, this year we
authorized the repair and maintenance of common
area fences, the leveling of gaps and trip hazards
along the cement walk way to the lakes as well as
other routine preservation activities that include
trash removal, landscaping and replenishment of
"doggie pot" supplies for our four legged friends.

The board also took on the task of revising our
aged CCR document that was written more than 20
years ago when Walnut Meadows was first
developed. As with any change associated with a
document that old, many regulations have changed.
While our main goal was to implement revised
Covenants, Conditions and Restrictions (CC&R) more
relevant to a mature community, we also had to
address the changed regulations. Having to make
those improvements increased the scope of the
project and may appear to be a quest for more
restriction within the community, but we believe
the revised CC&R document provides more flexibility
for members of the HOA and positions us to maintain
the pleasant, desirable and inviting community we
have all come to enjoy living in.

We currently have 74 of the 119 required
approvals for the CC&R revisions. Please participate
and cast your vote for approval of the new CC&R
document. If you cannot support the revised
document we encourage you to let us know why.
You can submit your inquiries through email for
review at a board meeting or attend in person so
that we can discuss your questions or concerns.

On behalf of the Board of Directors, I would like
to wish you all a safe and happy holiday season and
thank you for your continued support in the
development and care of our community.

Eric Luczynski

Bulk Trash Reminder

In order to keep the subdivision an attractive and desirable place to live, it is asked that you please do not place bulk items on the curb until the City of Flagstaff scheduled pick up week. The bulk trash pick-up schedule can be viewed on the City of Flagstaff website: [http://www.flagstaff.az.gov/948/Bulk-Trash---Important-](http://www.flagstaff.az.gov/948/Bulk-Trash---Important-Information)



Information

Attention homes that border common areas: In order to ensure that bulk trash is picked up by the City of Flagstaff, it is asked that you refrain from placing bulk trash items on the Association's common area for pick up. If the City fails to pick up the bulk trash located on common area, you may

be responsible for the cost to have it removed.

Maintenance Items

Although winter is upon us, it is not too late to start inspecting all sides of your homes for needed maintenance items such as peeling/faded house and trim paint, fence stain, sagging fences, rotted/damaged fascia boards, etc. The Association will begin looking at these items again in the Springtime, so start making note of these items now to get ahead of the game! If you plan to stain your fence using the pre-approved stain color, Sherwin Williams Super Deck FLG 28964 WALNUT MEADOWS FENCE (or equivalent stain of another brand), please notify the Association via an email to: carleigh@sterlingrem.com.



If you wish to stain your fence another color, or if you wish to completely repaint your home, the stain/paint color must be approved by the ACC prior to applying the stain/paint. You can find the ACC application on the website:

<https://walnutmeadowshoaaaz.com/>

New Website!

Check out the Association's new website at <https://walnutmeadowshoaaaz.com/>. Please keep in mind that with the new website, the previous login capabilities have been disabled. You are still able to make online payments via the website, but account viewing will not be available. For information/questions pertaining to your account, please feel free to email/call the Association's property manager at carleigh@sterlingrem.com or 928-773-0690.

Contact Us

Walnut Meadows @FCCE HOA
c/o Sterling Real Estate Management
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Flagstaff, AZ 86001

Property Manager: Carleigh Hughes
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