

**December
2023**

Walnut Meadowss
Homeowners Association
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WALNUT MEADOWS HOMEOWNERS ASSOCIATION



BOARD OF DIRECTORS

The Board meets on a quarterly basis and will continue to invite members to join virtually to encourage increased participation. The next meeting of the Board is February 20, 2024. All are welcome to attend. The 2024 Board of Directors consists of the following individuals:

Darrell Padilla Deanna Brown
Suzanne Long Mark Peck
Savannah Brown

ANNUAL ASSESSMENT INCREASE

In reviewing the budget and possible expenses related to increased vendor costs and compliance with a new state law, HB 2298, the Board has voted to increase the annual assessment by approximately 5%.

NEW STATE LAW—HB 2298

Pursuant to this new State Law, the Association is statutorily required to call a Special Meeting of the Members, no later than **June 30, 2025**, to have a vote on whether to retain all on-street parking provisions found in the Declaration (CC&Rs).

The enforcement of onstreet parking of vehicles, trailers, boats, etc on a City street has a variety of pros and cons. The Board will obtain legal guidance on this matter and will present more detailed information to the members in the summer/fall of 2024.

SNOW REMOVAL

All owners are responsible for clearing the sidewalk in front of their residence. If you own a corner lot, you are also responsible for the sidewalk along the side streets. Please be sure to shovel the sidewalk as soon as convenient, but no later than 24 hours after the storm.

The streets within the community are public and are plowed by the City of Flagstaff. For snow removal concerns, issues or street repairs, please contact the City of Flagstaff.

ONLINE PORTAL

The online Appfolio portal allows owners to do the following:

- ⇒ access their personal accounts
- ⇒ make online payments (fees apply) and verify accounting records
- ⇒ update contact information
- ⇒ access Association documents and applications
- ⇒ view upcoming events, meetings, and payment deadlines

Please contact Kim to get an email invitation.

HOLIDAY LIGHTING COMPETITION

The holiday lighting competition will be judged the last week in December, prizes for the top three homes will be gift certificates to Violas Flower Garden as follows:

1st place \$100, 2nd place \$50, 3rd place \$25.