

**November
2024**

Walnut Meadows
Homeowners Association
c/o Sterling Real Estate Management
323 S. River Run Road, Suite 1
Flagstaff, AZ 86001

Phone: 928-773-0690
Email: kim@sterlingrem.com

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 December 10, 2024. All are welcome to attend. The 2025 Board of Directors consists of the following individuals:

Darrell Padilla Deanna Brown
Mark Peck Savannah Brown
Florian Dotti

HOUSE BILL 2298

On September 25, 2024, the Board held a town hall meeting with the owners to present and discuss House Bill 2298. House Bill 2298, a new State Law, requires that Associations with CC&R restrictions recorded prior to 2015 that regulate the public roadways hold a membership vote prior to June 30, 2025, to determine whether to retain this authority. The Board has determined that HB 2298 applies to the Association based on Section 2.12 of the CC&Rs which state that 'All other trucks, vehicles and equipment shall not be kept on any Lot or street except in a private garage.'

The Board explained that the Association does not currently enforce this provision, except for abandoned or inoperable vehicles, or if a vehicle presents a health, safety concern, and further clarified that this would not change even if the authority was retained. The members shared their comments and concerns which ranged from support for retaining the provision to allow the Association the ability to address undesirable circumstances, when necessary, to opposition for keeping provisions that aren't currently enforced. Additionally, the members conveyed a desire to have the Board evaluate an amendment to the CC&Rs to remove or modify the regulation pertaining to the restriction of no parking on the driveway. It was noted that while this Board is fair in enforcement, a future Board could decide to enforce the provisions, as written.

The Board advised that a CC&R amendment would require the vote of at least 66% of the membership in favor of the proposal and that the time to prepare and present an amendment would not coincide with the vote on HB 2298.

Based on the membership feedback, the Board voted to postpone the vote on HB 2298 until after the first of the year. Additional information on this matter will be forthcoming once the date and time of the meeting has been decided.

RESERVE FUND OVERVIEW

At the annual meeting, members requested a summary of the Association's reserve obligations and an overview of the finances related to those obligations.

The Association is responsible for the repair and maintenance of the common areas and amenities within the community. This includes the following:

- ♦ Common Area Tracts (Slivers between streets)
- ♦ Common Area Sidewalks
- ♦ Lake Walk & exterior fence adjacent to walk
- ♦ Monument Sign
- ♦ Dog Stations

In order to fund the long term repair, replacement and maintenance of these items, the Association has set aside reserve funds totaling \$44,751.00. These funds are separated into three (3) different accounts: two CDs, each around \$10,500, and a savings account currently at \$23,690.00.

The two CD's are held at Alliance Bank and are earning 4.35% and 4.5% interest and are scheduled to mature in July 2025. At that time, the Board will evaluate supplementing these accounts with additional funds from the cash savings account. The cash savings account is designed to be available for maintenance items that are monitored on an annual basis, such as staining the exterior fence along the lake walk, or for emergency items, such as sidewalk repair/replacement.

The primary goal of these accounts is to be able to fund the larger ticket items (sidewalk replacement, the lake walk replacement, and fence repairs/replacement) in the future without the need for a special assessment.

The Board will research current costs associated with these items to determine the adequacy of the reserve fund.

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.

ARCHITECTURAL REVIEW

Please recall that all improvements to your Lot and Residence, including landscaping, fence stain, roof replacements, patios, sheds, concrete, the installation of window tint and exterior lighting changes require the review and approval by the architectural Review Committee.

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.

BULK TRASH MAGNET

Enclosed please find the bulk trash magnet with the pick up dates for 2025. Please remember that bulk trash items should not be placed on the curb until the day before (Sunday) the date listed on the magnet. The city does have certain size and item restrictions for bulk collection. Please familiarize your self with this by visiting the web-site: <https://www.flagstaff.az.gov/948/Bulk-Trash>

Happy Holidays!