



# Villages of Eastridge Newsletter January 2016



## Projects In The Works

Several projects are being planned to address maintenance/upkeep in The Villages.

- We're getting bids to repaint walls throughout the community. The HOA is responsible for painting the exterior of the walls along the streets and common areas, totaling about 332,700 square feet. It's been a number of years since they were painted, and it shows. A fresh coat of paint will help keep the community looking good.
- Also to freshen up the community's appearance, DLC, our landscaper, is in the process of surveying all the common areas for locations where trees and shrubs have died or been removed but not replaced. We lost a number of trees to storms this past year. And, to keep costs down, plants weren't always replaced over the last several years. As a result, some areas are looking pretty thin. We're also looking at areas that may need more granite ground cover installed.
- New park signs are on the way. The signs will have a new layout with the more critical items listed in a larger size. The signs should also be more resistant to vandalism and easier to clean when what seems like the inevitable graffiti appears.

### Question or Concern?

Contact our management company  
Renaissance Community Partners  
480-813-6788

Mon-Thurs 9am - 5pm

Friday 9am - 3pm

Email: [manager@eastridgehoa.com](mailto:manager@eastridgehoa.com)

Call anytime 24/7 to report an urgent item such as flooding due to broken sprinklers.

### Board Meetings

- January 13, 7pm
  - March 9, 7 pm
- Desert Ridge High School  
10045 E Madero Ave

### Web Site

- [eastridgehoa.com](http://eastridgehoa.com)  
Access community documents.  
Sign up for community email news,  
meeting notices and alerts.

### **"VILLAGES OF EASTRIDGE RESIDENTS" FACEBOOK GROUP**

You can join this group administered by a VOE resident (not sponsored by the HOA). You can buy/sell, post your garage sale, and discuss neighborhood happenings. On Facebook search for "Villages of Eastridge Residents" and click the JOIN GROUP box. Under "Members" you'll see Tara listed as the administrator. Click on her name to go to her page, and send a message with your address to confirm you're a VOE resident. You'll get an email notification once you've been added to the group.

### **HOA Board & 2016 Officers**

President - Alan Sanderson  
Vice-President - Debbie Kimball  
Treasurer - Jeff Lee  
Secretary - Brittanie Douglas  
Member - Derek Richey

Architectural Review Committee:

Brittanie Douglas (chair), Debbie Kimball, Alan Sanderson

# What Can We Do About That Darn Tree?

The Villages of Eastridge HOA owns approximately 1,900 trees located along our major streets, green belts, and in our parks.

If your lot backs to a green belt or major street, you may have noticed our original developer planted some of the trees really close to the block walls. In some cases, as a tree grows it may threaten the stability of a wall. If you suspect a tree may be damaging a block wall, please contact our management company so we can investigate and take appropriate action.

A number of trees have branches that extend beyond the wall and hang over a portion of a private yard. Some homeowners like this because of the shade provided. Others don't because of the leaves that drop into their yard, especially if there's a pool.

If there's a tree overhanging your yard from the common area and you don't like that, you have some options:

A. The best thing to do is call the Association's management company and ask if the tree can be

trimmed back from the wall. We'll have our landscaper check and trim if feasible given the tree's size and form.

B. You can pay the cost to have the tree removed and a replacement tree planted away from the wall.

C. You may trim the tree even with your property line, removing only that portion that hangs over your property. This is true whether it's a tree in the common area or in your neighbor's yard.

You may not cut any portion of the tree that is in the common area or neighbor's yard beyond your property line.



VOE tree recently destroyed by improper (and illegal) "trimming."

HOA 101

## Community Inspections & Violation Notices

Perhaps nothing generates more unpleasant feelings for homeowners and management company staff alike than enforcement of a community's rules. The rules are found in the CC&Rs document (Covenants, Conditions & Restrictions), the Design Guidelines, and the Landscape Guidelines. You can get all of these documents at [eastridgehoa.com](http://eastridgehoa.com).

Dear Homeowner,

On a routine community inspection, we noticed what appears to be an infraction of the community rules on your property. Please consider this a friendly reminder and your first notice of the following:

- Please remove grass/weeds from rock areas
- Please cut and edge your lawn
- Please store your trash/recycle can out of street view
- Please park your trailer/boat out of street view
- Please trim your tree \_\_\_\_\_
- Please submit ARC request for: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

We'll be back in your neighborhood within 7-10 business days to check on your success. If you have any questions, please call Renaissance Community Partners at 480-813-6788.

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Thank you for your help!

  
www.rcplimited.com

Of course the purpose of the rules is to provide for keeping the publicly visible areas of the community to a defined standard in appearance, and limit a property to appropriate uses so each member may enjoy his/her property as intended by the project documents. This also helps preserve property values in the neighborhood.

However, the first reaction to a sticky note on the door or a letter asking a homeowner to address an apparent rules infraction probably isn't, "I'll take care of that right away. Thanks for letting me know." Sometimes it's, "I'll take care of that when they make so-and-so down the street take care of theirs," or "Why are they picking on me?"

Some things to keep in mind when it comes to rules and violation notices:

- You're really not being singled out or picked on. From January to mid-December 2015 1,085 sticky notes were left for homeowners to correct an apparent infraction. The most common ones are for weeds and for trash barrels left out too long. There were only 368 second notices sent out in this time period.
- The HOA can't **make** a homeowner comply. The HOA can only assess fines if the owner will not correct a violation. A fine is assessed only if a second letter is sent (after the sticky note and first letter). The fine increases the longer a problem is not addressed. The HOA can't do the work and then bill the owner.
- Inspections are made by the management company every two weeks, during the day. Obviously violations that are only apparent at night or on weekends won't be noted. More inspections could be scheduled at additional cost to the HOA. It's not a perfect system, but there seems to be reasonably good compliance at this inspection level. By-the-way, fines go to the HOA, not the management company.
- A resident can make a complaint for the management company to check, but per State law (ARS 33-1803), the name of the person observing the violation must be provided to the property owner upon request, so there can be no anonymous complaints.
- The vast majority of VOE owners comply with the rules, and take corrective action when notified, to the benefit of all of us. THANK YOU!



# *Christmas in the Villages of Eastridge*

