

DESERT HILLS III WEST NEWSLETTER

This newsletter is being generated to remind homeowners of some important items in your CC&R's and By-Laws as well as other information that may be useful. All information can be viewed on our website www.dh3west.com. This site requires everyone to register in order to view password protected information. Your user name is your e-mail address and you will need to enter a password. Please make a note of your password because we cannot access them. It is also important to register as eblast emails will occasionally be sent out to all homeowners regarding upcoming events and other important reminders and information.

ANNUAL ASSESSMENTS: Assessments are \$200.00 for 2019 and are due February 1st. All assessments must be current to have your vote counted at the Annual Meeting.

TRASH: Trash pickup is the homeowner's responsibility. The HOA authorized company is Titan Recycle & Trash. Their phone number is 520-382-1009. Titan is used because their trucks are smaller and not as hard on our roads. Our roads are private and maintained by our HOA. Trash is picked up twice a week (Mondays trash and recycle Thursday's trash only). Pickups are one day later based on holiday closures.

TRASH RECEPTACLES: Several homeowners have opted to remove their in ground trash cans. This does not require Architectural Control Committee approval and is not a violation of the CC&R's. The CC&R's state that if you are placing your trash on the ground you are required to place it there on the day that the waste management will be picking up (see CC&R's Section 14(b)).

PAINT: The Architectural Control Committee (aka ACC) has established a formal paint color chart and a guideline for paint colors in areas other than the house and walls. These items are posted on our web page at www.dh3west.com. Our CC&R's, By-Laws, Articles of Incorporation, Meeting Minutes, and Request Forms are also posted on this site. To view the Minutes you will need to register on the web site. Please keep in mind that the HOA Webmaster cannot access your password so please do not lose it. If you cannot login contact the Webmaster, Bill Procknow.

LIGHTS: The CC&R's require street lights to be working and on at night at all times. Electricity is required to stay on even when you are away. This is a safety and security issue. We have someone that checks the lights frequently. If a light is out he will change the bulb. If the fixture is the problem you will be contacted to have it repaired or replaced. The ACC has found a light fixture that is similar to the original fixtures that are available at Home Depot which is a Hampton Bay Exterior Wall Lantern, SKU #240336 for approximately \$40. If this light is not available you must get approval from the ACC prior to purchasing any other fixture.

IMPROVEMENTS: There have been some homeowners making changes to their home/walls without getting prior approval from the Architectural Control Committee. If you are in doubt always check with someone current on the Architectural Control Committee. Please be aware

that the committee cannot give verbal approval. All requests must be in writing with the proper documentation.

WEEDS: Weeds continue to be a problem on both personal and common grounds. The Board has been working on a solution and has obtained quotes from several landscapers. A new landscaper has been selected and the contract will be effective March 1, 2019. They will be using nontoxic, pet friendly, pre and post emergent to control the weeds in the common areas. Your neighbors will most likely appreciate you keeping your areas free from weeds and trimming any bushes or trees that may affect them.

DO NOT FEED THE ANIMALS (This is a State Law): Feeding animals attracts javelina's, coyotes, and other animals that are dangerous to us and our pets. Birdfeeders should not be used as the seeds fall to the ground attracting unwanted vermin. Vermin of any kind can carry disease, parasites and worms. Packrats can cause a lot of damage to your vehicles by destroying the wires. Also, if you have a bird bath please be sure to tip it over or cover it if you will be away for any length of time. Standing water breeds mosquitos. Hummingbird feeders are acceptable but keep in mind you may jeopardize their health if the feeders are not well maintained.

BATS are in our area usually from May to September. Sometimes some will hang around a little longer. These bats are protected by Arizona State Law so please do not kill or disturb them. They are good for the environment because they eat mosquitos and insects. If you want to keep them from certain areas of your home you will need to seal off any crevices. They can squeeze into tiny areas. You will know they are around by their droppings (guano) that look like mice droppings. The Arizona Fish and Game say the females usually have one or two young between May and July and recommend you do not close up areas during this time or you will kill the young. If you are interested in learning about the bats in our area here is a link to the Arizona Fish and Game site www.azgfd.com/wildlife/livingwith/bats/. You can copy and paste this link if it doesn't work.

PARKING: Because our streets are narrow it becomes a safety issue and a problem for emergency vehicles when people park on the streets. We request you and your guests use the visitor parking areas when possible.

The Board of Directors is not responsible for parking issues in the streets since this is not in our CC&R's and By-Laws. If you see a potential issue with cars parked on the streets please address your concern with the vehicle owner.

COMPLAINTS: If you have a problem with your neighbors please work together to solve the issue. The HOA Board is not responsible for anything other than violations to the CC&R's and By-Laws. Also note that if you are filing any complaints or notices about non-compliance issues they must be submitted in writing to the secretary either by mail or email at secretary@dh3west.com and you must include your name and address. The secretary will forward your information to the Board for consideration. Anonymous complaints **will not** be considered.