

PECOS VISTAS HOMEOWNERS ASSOCIATION

www.pecosvistas.com

MANAGED BY: THE Mariposa Group, LLC

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Dear Pecos Vistas Homeowner,

We're halfway through 2010. Time flies until the hot weather gets here! This newsletter contains the latest information and helpful tips from your HOA Board and property manager. Speaking of helpful, we truly hope some of you are inspired to serve on the next HOA Board. We REALLY need volunteers who want to help with the maintenance and improvement of our community. See "Board Meetings/Officer Vacancies" section for more details. Overall, our community looks great thanks to your efforts to curtail weeds, update paint, and refresh landscaping. It really makes a difference!

Laura Manella (President), Vicky Varga (Vice-President), Cathy Downing, (Treasurer), Steve Goertzen (Secretary), and Doug Egan (Community Manager)

Status	Status
<p>Accomplishments:</p> <ul style="list-style-type: none">✓ Added gravel throughout the common areas at a cost of \$18K.✓ Saved 238,000 gallons of water over the previous year. Our new smart water irrigation system is starting to pay for itself!✓ Replenished sand around the playset.✓ Additions to Pecosvistas.com: debit set up forms, collection process.✓ Installed curbing to delineate HOA owned from non-HOA owned lots. Replaced cracked curbing in the park.✓ Solicited bids for our landscaping services.	<p>Expenditures:</p> <ul style="list-style-type: none">✓ Regular monthly repairs of irrigation valves and drippers—to be expected for the age of our system.✓ Removal of tree damage caused by the January rainstorm: \$2700 (loss of approximately 10 mature trees). <p>Plans for the remainder of 2010:</p> <ul style="list-style-type: none">➤ Annual neighborhood garage sale➤ Organize Neighborhood potluck➤ Enhance Web features➤ Implement Block Watch

BOARD MEETINGS/OFFICER VACANCIES

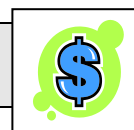
Regular Board meetings are held at 7:00 P.M. on the 2nd Monday of each month (no meeting in July or December) at the Hope Covenant Church located at Dobson and Armstrong. Any meeting time or location deviations will be communicated via white boards posted at the neighborhood entrances. Please contact THE Mariposa Group if you'd like any items added to the agenda. Individual homeowner issues may be added to the closed executive Board meeting which is held at 6:30, before the 7:00 open session.

The HOA Annual Meeting will be held August 16, 2010 at 7 P.M. at the Hope Covenant Church. All Homeowners are encouraged to attend to help elect Board Members and discuss community issues. There will be a brief Special Board meeting at 6:30, preceding the Annual Meeting, to finalize the landscape contract.

THE PECOS VISTAS HOA NEEDS YOUR HELP! We will have three **(3)** open Board positions in August. If no one volunteers, we will be down to a two person Board! Two of the three positions will be voted on via membership vote. These officers will have a 3-year term. The other position is the vacancy from last year's annual meeting. Since no one volunteered to run for this position during the 2009 annual membership meeting, this vacancy became a Board appointed position. There are two years left of the three year term for this position. Please seriously consider serving the neighborhood next year. Postcards were mailed to homeowners in June notifying them of the open positions. If you are interested, and did not reply to the postcard, please still contact Community Manager Doug Egan.



ASSESSMENT INFORMATION



Help avoid a 2011 increase in dues! We worked very diligently to reduce costs and create a budget that would allow us to operate without having to increase dues for 2010. We'd like to avoid an increase for 2011, but need your help. There are several homeowners who consistently pay late (payment is due on the 1st of each month and considered late after the 15th) and/or leave an outstanding balance on their account. Late payments cause cash flow issues as well as increase our administrative costs. Each reminder letter sent to a homeowner via standard mail, costs approximately \$1. It may seem trivial, but it adds up when you multiply it by the amount of homeowners who either regularly pay late or ignore the extraneous (late fees, fines) charges that have lingered on their account for many months--monthly reminder letters are sent for these too.

Please keep your account current. If you disagree with the balance, send a written appeal to the management company and ask to be on the agenda for the next executive Board meeting (held at 6:30 immediately before the 7:00 open meeting). Payment plans may also be requested.

Remember: To help ensure on-time posting of your monthly assessment, you may elect to make quarterly or yearly payments. Direct debit is another option. The direct debit authorization form is available on-line at www.pecosvistas.com.

****Thank you to every homeowner who promptly pays and keeps their account current.****

Please do not mail your payments to THE Mariposa Group's Chandler office. All checks (including electronic payments) must be made payable to Pecos Vistas, NOT to THE Mariposa Group, and mailed c/o THE Mariposa Group, LLC, P.O. Box 64743, Phoenix, AZ 85082-4743. **TO ENSURE PROPER POSTING, WRITE YOUR LOT # ON THE CHECK.** Wrong or incomplete information provided by you will result in an error or posting your payment to the wrong account. Payments are not considered received until your payment is correctly posted to your account. **PLEASE NOTE: All assessment checks mailed to THE Mariposa Group's office will be returned to the Owner.**

PECOS VISTAS WEB SITE

Visit our website www.pecosvistas.com to view documents, forms, meeting minutes, and procedures. Downloading forms from the site, versus asking the management company for a copy, saves the HOA paper and mailing costs. Thanks in advance for joining our cost savings efforts!

PECOS VISTAS REMINDERS & UPDATES

The following information is provided to improve the neighborhood and potentially eliminate some of the recurring violations of the Covenants, Conditions, and Restrictions (CC&R's). Please review and comply with the CC&R's as the Management Group is legally obligated to deal with homeowners that are not in compliance. Letters sent to homeowners cost the HOA money.

A copy of the CC&Rs is available at www.pecosvistas.com. Thank you for your efforts to comply with the CC&Rs.

Weeds: The management company has needed to send several weed reminders. Please remember to tend to your weeds in a timely manner.

Side Yard Gates: Once again, please remember to treat the wooden slats on your side yard gates using a natural color stain.

Signs: No advertising signs (i.e.: pool company, painter, solar, etc.) may be displayed in your front yard. The only signs allowed are political endorsements.

Street Parking: Please refrain from parking vehicles in the street overnight.

Northeast Park Retention Area: Last year, we spent over \$1000 repairing this retention area. Rock was removed and individually placed to ensure excess storm water correctly flowed from Spruce Drive into the park. Prior to this enhancement, water was eroding the park turf in that corner, as well as the adjacent granite area, because storm water was not flowing directly to the park. Kids have been seen moving rock in this area. We have repaired the situation, but need your help to ensure the solution stays in place for the upcoming monsoon season. **Please remind your children the rip rap rock in the northeast corner in the park is not to be disturbed. Also, please ask them to refrain from climbing over/under the wrought iron gate.** Both activities are causing damage that costs the HOA money.

Park: Unfortunately, neighbor kids etched names into the new curbing installed at the west end of the park. Please ask your kids to respect the park. If you notice vandalism in our common areas, please report it to our community manager or to the Chandler Police Department.

Committees: Contact us if you are interested in leading a social committee.

Block Watch Program: We are organizing a Block Watch Program in Pecos Vistas. Block Watch helps neighbors and police work together to deter crime in our neighborhood. Block Watch is simply knowing your neighbors, looking out for each other, and knowing what is usual and unusual activity on your particular street. To kick off the program, an officer will be conducting a presentation for Pecos Vistas' homeowners. A flyer with more information will be delivered to your door soon.

Arrows/BB's: An arrow was sent into a homeowner's backyard barely missing hitting someone sitting by their pool. Please refrain from launching arrows, BB's, and other items that cause injury. The proximity of our homes makes it difficult to predict how items will ricochet and/or where they will land. Thank you for your cooperation.

Forwarding Address: If you move from the neighborhood, please give THE Mariposa Group a forwarding address so they can promptly return any money that may be owed to you from the HOA.

Email Database: When possible, we'd like to send more communication electronically. If you are interested in joining the database, please send an email via the email address database link on the homepage of www.pecosvistas.com.

Suggestions? Send us an email. Email addresses are listed on www.pecosvistas.com.

ARCHITECTURAL ISSUES

Pecos Vistas homeowners interested in making changes or improvements to their property need to abide by the Pecos Vistas Architectural Guidelines (available on www.pecosvistas.com). Changes that are visible from the front of the home require the completion and submittal of an Architectural Change Request (ACR). Download the Architectural Change Request form from web site www.pecosvistas.com and complete it per the instructions. Please note that changes to your backyard may require an ACR if a neighbor notifies the management company of an issue.

House Painting: Our homes are 10+ years old—well beyond the recommended life span for paint life in the Arizona elements. Many homes are starting to show signs of wear—fading and/or peeling. If you have not repainted your house, please objectively assess the condition of your house and determine if it's time to re-paint the entire house or just freshen the trim paint. Remember, a change in paint color requires architectural approval **PRIOR** to painting the home. When requesting approval to paint your home, include actual paint samples/swatches of the proposed colors with your Architectural Change Request. Electronically scanned colors are no longer sufficient because of the color variations that may occur.