

CdC Architectural Control/Landscape Committee Meeting
April 16, 2023 11:00am at the pool

PRESENT: Tom Krebs, Randy Vogel, Marsha Cherry, Tom Hughes

CALL TO ORDER: Chairperson Tom Krebs called meeting to order at 11:02 am

FRONT YARD LANDSCAPING POLICY:

Krebs presented a new front yard landscape policy.

A homeowner had asked about putting in artificial grass in the front yard and Krebs received a call from Scottsdale Ranch asking if we had a policy, which prompted a policy to be written for homeowners to be made aware of options.

CdC Front Yard Landscaping Policy

It is the policy of the Casa del Cielo Board and Architectural Control Committee to provide acceptable standards for the homeowners' front yards that are consistent with our C,C&R's. The developer installed grass in the front yards of all homes and over-seeded that grass for the winter months when the Bermuda grass was dormant. The C,C&R's state that the front yards "shall be maintained by the Association." That maintenance includes a common water line to irrigate the grass and other plants in the front yards.

Should a homeowner communicate to the Architectural Control Committee through the architectural application process that he/she wishes to not over-seed his/her front yard, the Architectural Control Committee will consider that request. The option to winter over-seeding, if granted, would be a conversion to desert landscaping. The C, C&R's require that decision to be made by the board should the Architectural Control Committee approve the request. The timeline for the conversion to desert landscaping, if approved, will be contingent on available funds in the landscaping budget.

Artificial turf:

House Bill 2131 states "The association may prohibit the installation of artificial turf if it would be installed in an area the association is required to maintain or irrigate", therefore, Casa del Cielo will not approve artificial turf for homeowners' front yards.

Cherry commented that over all the community at this time has a good combination of grass and rock yards.

Hughes commented a rebate can be made to homeowner from the city of Scottsdale on changing lawn to desert landscape.

Vogel suggested that be put in newsletter but not policy because those rebates might change at some time.

Vogel suggested we look at 2024 for possibility of conversion to desert landscape budget. This will be discussed as the new budget is created.

All agreed to present this new policy to the board for approval.

As reseeding has become a big topic recently – it was suggested that to save water we could lower our watering in Aug and Sept, our highest usage. Yards would look like city parks brown with some green. October scalping would be early in the month, for reseeding for winter lawns.

BACKYARD MAINTENANCE POLICY

Krebs has been asked about homeowner neighbors who have a backyard that is overgrown and concern of rodents. CCR's does state that homeowner needs to maintain the backyard. Should a policy be created? Cherry felt a reminder in the newsletter would be sufficient rather than creating a new policy. Vogel stated if a situation arises a letter can be sent to homeowner in the same way we do with fruit that has not been picked. All agreed no new policy would be needed just refer to the CC&Rs Krebs also stated that nothing can be attached to a backyard wall that is another homeowners – also stated in the CC&Rs. All agree these should be mentioned in the next newsletter as a reminder.

POOL USE

There has been glass containers used at the pool. New residence need to be notified of pool rules. Hughes said explain the reason for the rule – it is required by Maricopa and we as an association can be fined. Vogel stated the pool service has upped their care for the pool. There is a concern that Jacuzzi is used as a kids play pool. Hard to keep chemicals balanced. Should there be additional signs in the pool area with instructions of children in Jacuzzi. Other concerns- family members using pool when homeowners are away.

- Kids need to be in swim diapers
- Keep voices/music down - be considerate of others at the pool
- What size inflatables can be in pool?

Hughes suggested maybe let homeowners know of other public pools set up for kids play. These rules are already posted at the pool maybe just a reminder as we go into summer of the pool rules. Many renters don't get the newsletter because it goes to homeowner. How to be sure renters get the rules. Use of the pool has changed in the last 3 years. An attorney suggested charging the homes that are rentals an extra fee for use of facilities. Renters many times are not as aware and considerate of use of the facility. Vogel will check on signs for the Jacuzzi and legal options for renter's payment for use of facilities.

OTHER CONCERNS

Hughes felt people walking in the streets in the neighborhood is dangerous. Maybe a note in the newsletter with issue of safety in walking the neighborhood. Vogel explained for some people the flat surface of the street and asphalt is easier on the back and knees.

Meeting adjourned 11:47

Next meeting: Thursday June 22th 11:00