



Newsletter

Pecos Vista Homeowners Association

Special Interest Articles:

- CC&R's
- Accomplishments
- Monthly Assessments
- Fun Facts about Arizona
- Scorpions
- Landscaping

BOARD MEETINGS ARE HELD MONTHLY AT HOPE COVENANT CHURCH SOUTH OF PECOS VISTA ON THE THIRD MONDAY OF EVERY MONTH. CHANGES WILL BE POSTED ON THE COMMUNITY WEBSITE. PLEASE CONTACT YOUR COMMUNITY MANAGER IF YOU WOULD LIKE TO ADD ANYTHING TO THE AGENDA.

Pecos Vista

c/o Metro Property Services
150 E. Alamo Dr.
Chandler, AZ 85225

PHONE:

KAILE BRODERSEN
(480) 967-7182 x 105

Kaile@metropropertyservicesaz.com

FAX:

(480) 921-9031

Important Numbers for the City of Chandler

Block Watch (Police)
480-782-4530

Bulk Refuse Pick-Up
480-782-3510

911

Community website

www.pecosvistas.com

Hello, Neighbor!

The Pecos Vista Homeowners Association would like to welcome any new homeowners or renters to the community. Inspections are done weekly by the Community Manager to insure the CC&R's are being followed throughout the community. If you do not have a copy of the Pecos Vista CC&R's or Rules and Regulations, please contact Kaile Brodersen your community manager. She can send you a copy electronically, as well as make hard copies. All hard copies will cost 15 cents a copy. We ask that all homeowners provide a copy of the CC&R's to all tenants to insure they follow the rules. Thank you for your cooperation.



Accomplishments and projects of 2014

The Pecos Vista Board of Directors have been discussing the needs of the community. The dry wells were recently cleaned out in the community park, the board also voted to install new screens for the dry wells. The board of directors are also looking into a plant replenishment for the common areas. Routine maintenance will also be done in 2014 such as cleaning and rototilling the park sand, spraying of all the weeds in common areas, sanitizing the community park equipment, as well as repair any broken park equipment, and much more. The board of directors discuss upcoming and future projects at the monthly board meetings. If you have a community project you would like seen done please contact your community manager to place your suggestion on the agenda.

Monthly Assessments



- Association dues are very important to Pecos Vista, as that is the sole source of income for this Association. If homeowner's do not pay, the Association cannot pay the necessary bills such as water and electricity for the common areas, Landscaping, maintenance, insurance, etc.
- It is imperative that if you are behind in your payments that you contact Kaile your community Manager to set up a payment plan. There are several ways to pay your dues. Checks can be sent to the P.O. Box listed below, made payable to Pecos Vista; sure pay (automatic withdrawal) is also available. In addition you can also pay dues online at www.metropropertyservicesaz.com.

• **P.O. Box 6575
Phoenix, AZ 85082**

Delinquent owners will be and are currently being pursued by legal counsel so that the Association can re-coup the past due amounts.

- The current attorney Pecos Vista has hired, has helped tremendously with collecting past due accounts from current owners as well as past owners. We encourage and ask all owners to stay current on their dues. This helps us with upgrades and improvements for the community.
- The Associations landscaping is one of the largest expenses for Pecos Vista. Please inform the Community Manager of any leaks, broken sprinkler heads or any common area landscaping that needs attention.

Year to date Expense Report

Year to date category	Expense	Budget	Variance
Landscape Grounds	\$4,018.18	\$5,428.66	+ \$1,410.48
Utilities	\$1,795.05	\$1,766.66	- \$28.39
Administration	\$2,032.15	\$2,006.82	- \$25.33
Reserve Allocation	\$3,212.00	\$3,211.18	-\$0.82
Total expenses	\$11,057.38	\$12,413.32	+ \$1,355.94

Above is the year to date expense report for Pecos Vista. The Board of Directors works hand in hand with all of the Associations vendors to insure the proper work is being performed as well as costs are staying within the monthly and yearly budget. Future projects and costs of projects is constantly being discussed to ensure proper income and expense for the community.

Scorpions



We have recently been receiving numerous complaints about scorpions in the neighborhood. With the warm weather fast approaching as well as local construction, these pests will start to wander. Below are a few tips to help reduce this problem in the Pecos Vista Community.

1. Fix holes and cracks to make entering the home less inviting. Caulk around all holes and other entrance possibilities where you're pipes and other plumbing enters rooms in your home. Seal all the areas around pipes, drains, fittings, walls, vents, etc., where a scorpion might gain access to the house. This includes ceiling fixtures because scorpions can climb.
2. Regular pest control. Spray your house regularly for pests. This will eliminate their food. Scorpions cannot be killed by spray, ask your exterminator about dusting for scorpions.
3. Remove all unwanted debris around your yard. Having debris such as wood, trash, landscape trimmings, large bulky items, etc will allow hiding spots for the scorpions.



Landscaping

With the recent rain and warm weather weeds have started to sprout earlier than usual. Bushes are starting to bloom and trees are starting to fill out and sprout new limbs. Please remember to maintain your landscaping and routinely spray for weeds.

Clean Cut Landscaping is offering tree trimming services for the homeowners and renters in the Pecos Vista community. They will be offering this service during the scheduled tree trimming service for Pecos Vista's common areas in May. Please see the attached flyer for more details. Properly trimming your trees every year guarantees a healthy tree, helps remove the growth of any trees that may be encroaching into neighboring yards, as well as thins the tree out to insure no damage is done due to any storms.

Fun Facts about Arizona *Did you know..*



1. The amount of copper on the roof of the Capitol building is equivalent to 4,800,000 pennies.
2. The largest freshwater striped bass caught in Arizona was at Bullhead City. It weighed 59 lbs. 12 oz.
3. The state amphibian is the Arizona tree frog
4. The country of Italy is the same size as Arizona. The Arizona interesting fact here is that Italy has nearly 60 million people while Arizona only has about 5 million.
5. The Arizona State motto is *Ditat Deus* (God enriches)
6. Gold, silver and other ores have been mined in Arizona for more than a century, but the state's real claim to fame is copper. In 2007, more than 60 percent of all copper mined in the United States came from Arizona.
7. Arizona has more parks and national monuments than any other state, more mountains than Switzerland, and more golf courses than Scotland

Architectural Request:

When making any changes to the exterior of your home or lot, you must submit an Architectural Change Request Form and obtain approval before proceeding with the change(s). This is a requirement in our Covenants, Conditions, and Restrictions (CC&R's). The form is available at www.pecosvistas.com or can be obtained from Metro Property Services. To expedite the process, include drawings, measurements, actual color samples, etc. Incomplete forms will be rejected for insufficient information.

Friendly Reminders:

Landscaping: Please remember to tend to your landscaping. This includes weeds. We suggest spraying a pre-emergent to help assist with keeping weeds away. Please remove any dead trees, or bushes.

Pets: Dogs must be leashed while in our neighborhood park. Please clean up after your pet. Remove all outdoor pet food to avoid attracting mice, rats, skunks, pigeons, and insects.

Parking: Please park vehicles in your garage or driveway. Parking over the sidewalk is prohibited. Ask visitors to park in your driveway whenever possible. **Overnight street parking is prohibited. Fines are enforced by the HOA.**

HOA Walls and Gates: Please remind your children not to climb common area walls and gates. As the community ages so do our gates and walls.

Wood Gates and Wood Benches: Remember to treat the wood slats on your gates and benches annually using a natural-colored stain. Please take a moment to check your side entry gates to your backyards, these gates are aging and may need to re-stained or have the wood slates replaced. Owners who have outer facing block walls to the streets, please check for any peeling paint or stucco. These walls are your responsibility to up keep.

Sunscreens: Please replace faded and worn screens should be replaced.

Pools: All pools must be drained into personal sewer lines. No pools shall be drained into the streets. The streets within the Pecos Vista community are public streets, the City of Chandler will send fines to those who drain their pools into the streets.

Patio Furniture: A request to the ARC committee to have front yard patio furniture must be sent in prior to placing any furniture out front.

Thank you for your help and cooperation in keeping Pecos Vista the beautiful community it is. Have a safe and happy spring and summer

