

**Summer 2018**

# Pecos Vistas Community Newsletter

BOARD MEETINGS ARE HELD  
EVERY OTHER MONTH AT  
HOPE CONVENIENT CHURCH  
SOUTH OF THE PECOS VISTA  
COMMUNITY. MEETINGS ARE  
HELD THE THIRD WEDNESDAY  
OF THE MONTH AT 7:00 PM  
MEETING DATES ARE SUBJECT  
TO CHANGE.

AUGUST 15<sup>TH</sup> ANNUAL 6:00PM

NOVEMBER 14<sup>TH</sup>

## **Important Numbers for the City of Chandler**

### **Block Watch (Police)**

480-782-4530

### **Bulk Refuse Pick-Up**

480-782-3510

**911**

### **Community website**

If you have suggestions or  
items you'd like to see  
added to the website,  
please let us know.

**[www.pecosvistas.com](http://www.pecosvistas.com)**

## Hello, Neighbor!

***We want to thank the  
members of the Pecos Vistas Community for their timely assessment  
payments and regular care and maintenance of the property.***

Pecos Vistas 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 Annette Copple your community manager. She can send you 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.

## **This is OUR Neighborhood!**



The park is open to all Pecos Vistas residents for events – birthdays, parties, celebrations, and community events!!

There is a special park use request form. This form is required when using the park for events, sports practices, etc. This form and other forms are available on the website [www.pecosvistas.com](http://www.pecosvistas.com) or by contacting your Community Manager Annette Copple 480-967-7182 Ext 105 [annette@metrospaz.com](mailto:annette@metrospaz.com)



***Coming This Fall!!!*** Pecos Vista's is having the community garage sale and the fall festival this year. There will be food, fun and activities for all. Come join us and meet your neighbors. Keep a look out for more information being mailed and on the Pecos Vista's website [www.pecosvistas.com](http://www.pecosvistas.com).



On street parking overnight is not allowed. Violation notices and fines will be sent to homeowners/tenants who have vehicles parked on the street overnight.

This rule pertains to all guests as well.

Please be considerate to your neighbors and the community utilizing the garage and driveways of your homes.

Parking within 50 feet of the street corners is considered a traffic hazard; regardless of the corner (corners at cul-de-sacs included) and should be avoided at all costs.

**Please be aware of speeding in the neighborhood. Our streets are narrow, there are children playing, people walking their pets and riding bikes. Keep it safe for all and drive 15 MPH while in the community!**

**We appreciate your cooperation in regards to this matter!**

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## Architectural Reminder

The Architectural Review Committee would like to thank all the homeowners who have submitted paint swatches, drawings, and other details with their change request forms. The committee can respond quicker to homeowner requests when a thorough description of the changes are provided.

As the community ages so does the exterior of our homes. Please check your home for any exterior maintenance that needs to be done. A list of items to look for are, but not limited to:

- Side gate slats needing to be replaced. The stain is to be a natural color that blends with the community, not a dark red or black colored stain.
- Inspect sun screens on windows. Please replace any sunscreens that are worn, faded, rippling or torn.
- Assess the paint condition on the exterior of your home.

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](http://www.pecosvistas.com). To expedite the process, include drawings, measurements, actual color samples, etc. Incomplete forms will be rejected for insufficient information. Forms can be obtained on the website or by contacting the community manager.

**IT IS APPRECIATED!!**

Let's spiff up the neighborhood and do everything we can to build home values! All this new growth is a great opportunity and with new jobs coming into the area this will help drive up home values!!!



## Annual Meeting

The Pecos Vistas annual meeting of the members is scheduled for August 15<sup>th</sup>, 2018, 6:00 P.M. at Hope Covenant Church. As per the governing documents there is no election this year as the three directors serve a staggered, three year term. However, we still need to establish quorum to hold a meeting so you will receive a mailer. If you have any questions please contact Annette Copple at: 480-967-7182 ext. 105 or [annette@metropsaz.com](mailto:annette@metropsaz.com)



It has been brought to our attention that many dog owners within the Pecos Vistas community are NOT cleaning up after their dogs and not keeping them on a leash; as witnessed and reported by residents.

Please remember cleaning up after your pet is required not only in the governing documents for Pecos Vistas Homeowners Association, but it is also required by Maricopa County. Failure to promptly clean up after your pet may result in violation letters and/or **monetary penalties assessed to your account**.

*Any person owning, possessing, harboring or having the care, charge, control or custody of any dog shall immediately remove and thereafter dispose of any fecal matter deposited by said dog on public or private property, unless the property owner has given prior approval to use said property for this purpose. For the purpose of this section, dog fecal matter shall be immediately removed by placing said matter in a closed or sealed container and thereafter disposing of it by depositing said matter in a trash receptacle, sanitary disposal unit or other closed or sealed container. This section shall not apply to disabled individuals who, due to their disability, are unable to comply.*

*Dogs may not be loose unless they are being used for livestock control or hunting. In Chandler, dogs outside of the residence must be in a suitable enclosure or confined on a leash no longer than six feet in length. Any dog at-large may be impounded for a violation. Whether at home or taking a dog for a walk, owners are reminded to properly clean up after their dogs. Enforcement of most laws and ordinances involving pets is the responsibility of Maricopa County Animal Care and Control. They can be reached at 602-506-PETS (7387)*



#### **Arizona Avenue Improvement Project (Frye Road to Pecos Road):**

The City began constructing various roadway and streetscape improvements along [Arizona Avenue](#) between Frye and Pecos roads in January 2018. The first phase of improvements from Chandler Boulevard to Frye Road was completed in 2010. Construction of this second phase will enhance the approach to Downtown Chandler from Pecos Road north to Frye Road. Improvements will include wider sidewalks, bicycle lanes, raised medians, street lighting, storm drainage, signage, waterline improvements, traffic signal modifications and hardscape and landscape enhancements. In addition, 1,700 feet of an aging waterline beneath Frye Road will be replaced west of Arizona Avenue. Roads will remain open during construction and business and resident access will be maintained. Lane restrictions may be in place to shift traffic away from work zones. For more information, visit [ChandlersNewFrontDoor.com](http://ChandlersNewFrontDoor.com) or call the Project Hotline at 480-898-4060.

Pecos Vista  
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Chandler, AZ 85225  
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