

# Pecos Vistas HOA Newsletter

## July 2013

**www.pecosvistas.com**

Managed by: Metro Property Services, Inc., 150 E. Alamo Dr., #3, Chandler, AZ 85225

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Homeowners, the Annual Meeting of the Members will be on Monday, August 26, 2013, at 6:30 p.m., at Hope Covenant Church (1770 S. Dobson Rd.). Members will be voting to fill two open board positions. Even if you do not wish to vote, please return your ballot to Metro Property Services so that we can establish quorum. We hope to see you at the meeting.

We over-seeded the park this year for the first time, and we made friends with the local fire department because of it. They requested permission to use our park to use for exercise and they have been out making friends with homeowners ever since. Please stop out and say hi if you see them.

We replaced and spruced up several common areas this past year with new bushes. The play structure is being reviewed this month for any needed maintenance, along with the sand in the tot lot. We are doing the tree trimming early this year in hopes of preventing monsoon damage.

We extend our appreciation to all homeowners who keep their properties maintained and pay their assessments on time.

### ARCHITECTURAL REMINDER

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.

### ASSESSMENTS

Assessments are essential to fund the expenses and maintenance of our common areas. Payments are due on the first day of each month. Paying assessments promptly helps keep fees low for everyone. Checks should be made payable to Pecos Vistas HOA (with Lot # included on the check) and mailed to: Pecos Vistas HOA, c/o Metro Property Services, P. O. Box 65765, Phoenix, AZ 85082-5765.

### CATS

Members of this neighborhood are working to contain the feral colony. Stopping the breeding of additional cats is the only way to control a feral colony, as if you remove them, another will move in. Cats are considered 'Free Roaming' by Maricopa County, and attempting to harm them is punishable by law. The maintainers of the feral cat colony are looking into possible solutions to the issues with the sandbox in the lot, but please understand that it is not only the feral colony using the boxes, it is also the cats being let out by their owners. If you let your cat out, please have an outside litter box for them to use to prevent usage of the sandbox at the Tot Lot. The droppings are unsanitary. Outdoor pet food attracts mice, rats, skunks, pigeons, and scorpions. Please keep that in mind, if you leave any pet food outside. If you would like more information on feral cats or suggestions on keeping cats out of your yard, please contact Dorothy Boesel @ [dorothy@boesel.net](mailto:dorothy@boesel.net).

## WEB SITE / SPECIAL EVENT PARK USE FORM

Governing documents, meeting dates, and other useful information can be found on [www.pecosvistas.com](http://www.pecosvistas.com), including a new Special Park Use Request Form to reserve the park for special organized events. The request form will help ensure the park sprinkler irrigation is turned off on the day of the event and that the homeowner/sponsor's proof of liability insurance is on record. Special event requests should be submitted 14 days in advance of the event.

## FINANCIAL COMPILATION

The annual financial statements have been compiled. If you would like to review the statements, please contact Metro Property Services at 480-967-7182.

## NEIGHBORHOOD BLOCK WATCH NEWS

If you would like to be notified of block watch news, please email [pv.dorothy@gmail.com](mailto:pv.dorothy@gmail.com) and I will get you in touch with your block watch captain.

## PECOS VISTAS REMINDERS

These reminders are based on concerns received from homeowners.

**Leaf Blowing:** City and County ordinances ban the blowing of landscape debris into public streets.

**Weeds:** Please remember to tend to your weeds in a timely manner.

**Pets:** Dogs must be leashed while in our neighborhood park. Please clean up after your pet. Again, 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 and towing are enforced by the HOA Board.**

**HOA Walls and Gates:** Please remind your children not to climb common area walls and gates.

**Wood Gates and Wood Benches:** Remember to treat the wood slats on your gates and benches annually using a natural-colored stain.

**Sunscreens:** Faded and worn screens should be replaced.

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**To Volunteer:** Contact us if you are interested in volunteering on a committee.

**Suggestions:** We welcome your input as we strive to continuously improve our community. Also, if you have a suggestion or an article for our newsletter, please contact Kaile Brodersen.