

Pecos Vistas Homeowners Association

Hello Neighbors!

The Pecos Vistas Homeowners Association would like to welcome any new homeowners or renters to the community. Please visit the Pecos Vistas web site (www.pecosvistas.com) for a copy of the Pecos Vistas CC&Rs, Rules, Architectural Guidelines, meeting schedule, or other HOA news.

Thank you for your continued efforts to keep Pecos Vistas a beautiful, welcoming community!

2023 HOA Meeting Schedule

Mark your calendars:

- Regular Open HOA Meetings: February 6, April 10, June 12, & November 13 at 7PM
- Annual meeting: August 7 at 6pm

Changes to the schedule will be communicated by email and/or the community web site. Meetings are held either in person at the Hope Covenant Church, located south of Pecos Vistas, or on-line via Zoom. Please contact Annette to opt in for email updates to make sure you are connected for the latest updates.

Help Keep HOA Fees Affordable!!

Please opt-in for email statements of your monthly statement of account. Email Annette if you need another copy of the opt-in form.

Without this form, we are required by law to send USPS mail statements to homeowners every month which is affecting our annual budget. In 2022, the community paid \$3000 in copies and postage with a significant contributor being monthly statements! Thank you in advance for your support. This small step yields a big impact on our budget and helps us avoid the need to increase assessments in 2024.



Highlights for the year

- No increase in 2023 assessments!
- Monthly assessments remain at \$60
- Granite top dressed at the marquis sign entrances
- New trees planted in common areas
- Architectural Guidelines updated, see www.pecosvistas.com for the latest version (under menu bar "CC&Rs and Forms")

Pecos Vistas Contact Information

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

Property Manager:

Annette Copple
Metro Property Services
(480) 967-7182 x 105
annette@metropropertyservicesaz.com

2023 Plans

Spring Garage Sale & Neighborhood
Gathering: To be discussed in February
Meeting

Architectural Change Requests

Per the Covenants, Conditions, and Restrictions (CC&Rs) of Pecos Vistas, homeowners must submit an Architectural Change Request form when they want to make any changes to the exterior of their home or lot and obtain approval **prior** to proceeding with any changes. This form is available online (www.pecosvistas.com) or from Annette, our property manager. To expedite the processing of your request, please include drawings, manufacturer details, measurements, color swatches, turf samples, etc. Incomplete forms will be delayed until required details are provided.

2023 Park Overseeding

To balance the 2023 budget, without an increase in dues or significant reduction in capital reserve savings, the Board made the difficult decision to forego overseeding of the park in the fall of 2023. Unexpectedly, the cost of overseeding increased in the fall of 2022 from \$1900 to \$3700 and is expected to increase to a minimum of \$4k next year. These increases do not include the extra water needed for overseeding. Given the push by the State of Arizona to conserve water, along with the inflationary increases in other costs, it seemed the best interest of the community to delay winter seed planting a year. We will reassess for 2024.

City of Chandler Trash Schedule

- Recycles: Tuesdays
- Regular: Fridays
- Bulk: Call to schedule (480) 782-3510.

Bins may be placed at the curb after 5PM the night prior to pick up and need to be placed out of sight after collection day to avoid violation notices.

Friendly Reminders:

- **Landscaping:** Please tend to weeds, trim bushes, repair/remove broken landscape lights, and remove dead foliage. Grind or remove stumps after tree removal.
- **Parking:** Overnight street parking is prohibited.
- **Wood Gates:** Treat wood slats on your gates and benches annually using a natural-colored stain.
- **Sunscreens:** Please replace or remove faded or rippling screens.
- **Trailers and Campers** may not be parked in the driveway or street beyond a courtesy 24-48 window for unloading and loading.
- **Holiday Lights:** Please remove by the end of January.
- **Assess paint condition of your home.** Peeling, fading, discoloration are indications your home needs repainting.
- **Speed:** As the weather cools, more children are playing outside. Please be on alert and drive slowly through the community to keep everyone safe.
- **Per the CC&Rs section 7.9 - No motor vehicle including boats, campers, trailers, etc. may be visible from neighboring properties.**