

FOREST TRAILS TALK

The Official Newsletter for Forest Trails Unit One HOA · Spring 2025

Welcome to our newsletter from your Forest Trails Unit One Homeowners Association!

Board Members

- Shelley Moore - President
- Steve Grumkoski -Treasurer
- Chris Coleman - Secretary
- Jeff Kerr - Director (AC Chair)
- Bruce Nester - Director (AC)

Architectural Committee

- Jeff Kerr - AC Chair
- Ric Worden - AC Member
- Bruce Nester -AC Member

Dear Forest Trails Unit One Homeowners,

We are excited to bring you the latest updates from your Homeowners Association! Starting this year, the HOA newsletter will be provided more than once a year to keep you informed about important community events, policy updates, and accomplishments.

Here's what's happening around the neighborhood:

Mark Your Calendars for the 2025 Annual Meeting

Date: Saturday, June 14, 2025

Location: Heber-Overgaard Fire District Conference Room, 2061 Lumber Valley Rd., Overgaard

Time: 10:00 AM

Join us for the Annual Meeting where we will discuss community updates, financial reports, the special vote on parking authority, and the election of new Board members. Your participation is essential in shaping the future of our community!

Seeking Candidates – Board of Directors Election

We are looking for dedicated homeowners to fill three (3) open Board positions.

More details on how to apply will be provided soon!

The election will take place during the Annual Meeting on June 14, 2025. If you are interested in serving on the Board, keep an eye out for upcoming information on the application process.

Special Vote – Retaining HOA Parking Authority

A homeowner vote is required to determine whether the HOA will continue enforcing on-street parking regulations or defer to Navajo County enforcement.

Current CC&R Rule: Only pickups and automobiles may park on the street. Larger vehicles are prohibited.

New Law – ARS § 33-1818: HOAs may regulate parking on private roads, but public road enforcement requires a community vote.

Ballots will be mailed in May 2025. Your vote matters—help us make the best decision for our neighborhood.

Greenbelt Cleanup Success!

Thank you to our volunteers, homeowners and contractors who participated in the greenbelt cleanup initiative. We successfully removed mistletoe, fallen branches, and debris, improving fire safety and the beauty of our community.

New HOA Legal Representation – Mulcahy Law Firm, P.C.

The Board has retained Mulcahy Law Firm, P.C., a law firm specializing in HOA law, to assist with legal matters, enforcement policies, and CC&R compliance.

Financial Progress – Arrearages Reduced!

Thanks to Advantage HOA Accounting, we have made significant progress in reducing unpaid dues. As of January 2025, only 10 properties remain delinquent, with a total balance of \$872. Thank you to all homeowners who have paid on time—your contributions help keep our community running smoothly!

HOA Dues & Payment Information

As of March 1, 2025, 54 homeowners (31%) have not paid their \$48.00 annual assessment, resulting in a \$15 late fee penalty, bringing the total amount due to \$63.00.

How to Pay Your HOA Dues:

✓ **Online Payment:** Homeowners can conveniently access their account and make payments via the Advantage HOA portal:

<https://home.advantagehoa.com/login>

✓ **Mail-In Payment:** If you prefer to mail your payment, please remit to:

Forest Trails-Overgaard HOA Inc-Unit One
c/o Advantage HOA Accounting & Consulting, LLC
PO Box 98133
Phoenix, AZ 85038

Important: Be sure to include your account number in the memo line of your payment to ensure proper processing.

Questions About Your Assessment?

If you have any questions or concerns regarding your annual assessment or payment status, please contact Advantage HOA Accounting at (602) 926-1309.

CC&Rs Reminder – Building Requirements

Planning a home improvement or new build? Before starting, submit your plans to the Architectural Committee!

Key Requirements:

✓ **All new structures require approval.**

✓ **Minimum Home Size:** 1,100 sq. ft. (900 sq. ft. on the main floor)

✓ **Setbacks:** 35 ft. front, 20 ft. side/rear, 30 ft. from street

✓ **No modular or prefabricated homes (unless grandfathered).**

✓ **Accessory buildings (garages, sheds, etc.) require prior approval.**

✓ **The primary residence must be completed first** before constructing any accessory structures (CC&R Section 22).

✓ **Project Completion Timeline:** The exterior must be completed within six (6) months of starting construction (CC&R Section 6).

✓ **Extension Requests:** Homeowners may submit a written request to the Architectural Committee for additional time.

Submit plans to: info@foresttrailsunit1.org

Notice of Violation Requirements – ARS § 33-1803

To ensure compliance with our CC&Rs and Arizona law, any violation notice must include the following:

- ✓ **The specific CC&R or rule violated.**
- ✓ **The date of the violation or when it was observed.**
- ✓ **The first and last name of the person who observed the violation.**
- ✓ **The process for the homeowner to contest the notice.**

Fines cannot be imposed until the required notice period has passed. If you receive a notice and have questions, please contact the HOA.

Mailing Address: Our P.O. Box number is #1633 (FTUO, P.O. Box #1633, Overgaard, AZ 85933). Please use this address for mailing correspondence.

Visit Our Website: For additional information, visit our website at <http://www.foresttrailsunit1.org>.

Upcoming Board Meeting: Our next board meetings will be held on May 10, 2025, and June 14, 2025, for the annual meeting. Stay tuned for more meeting dates. All HOA members are welcome to attend.

Outdoor Activities: Remember that sound carries outdoors, so please be considerate of your neighbors when operating ATVs/UTVs, playing music, or engaging in noisy activities. Keep pets fenced or leashed and manage their barking to maintain a peaceful atmosphere. The speed limit within our community is 25 miles per hour.

Thank you for being active members of our community. Your cooperation and involvement are greatly appreciated.

Warm regards,

Forest Trails Unit One Homeowners Association Board