

# FOREST TRAILS TALK

*The Official Newsletter for Forest Trails Unit One HOA · 2024*

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## **Welcome to Our Forest Trails Community Newsletter!**

Dear Forest Trails Unit One Homeowners,

We're excited to share the latest updates and news from your Homeowners Association. Our goal is to foster a strong, vibrant community where everyone feels connected and informed. Here's what's happening around the neighborhood:

### **Community Clean-Up Initiative**

Thanks to everyone who has contributed to keeping our common areas beautiful! We've made great progress in cleaning up, including removing mistletoe to protect our trees. Let's continue this effort together. We kindly remind everyone to avoid disposing of yard waste or fireplace ash in the common areas. Instead, let's focus on maintaining our individual lots by removing pine needles, pine cones, fallen branches, and any mistletoe. Working together, we can reduce fire risk and keep our community safe.

### **Stay Connected with Electronic Billing**

We're committed to making communication as seamless as possible, and electronic billing is part of that effort. Please make sure we have your most up-to-date email address to ensure you receive important updates. If you need to update your contact information, please email us at: [info@foresttrailsunit1.org](mailto:info@foresttrailsunit1.org).

### **Understanding CC&Rs and Building Requirements**

Got questions about the CC&Rs or planning a project? We're here to help! For general CC&R inquiries, feel free to reach out to a board member at: [info@foresttrailsunit1.org](mailto:info@foresttrailsunit1.org). For building projects, our Architectural Committee is ready to assist. Just email: [info@foresttrailsunit1.org](mailto:info@foresttrailsunit1.org) to ensure your plans, like sheds, gazebos, or greenhouses, align with our guidelines. Remember, approvals help maintain the beauty and harmony of our neighborhood!

### **We Value Your Feedback**

Your voice matters! If you have any concerns or complaints, we're here to listen. To ensure we can address them efficiently, please provide a signed complaint form, which can be found on our website. Unsigned forms cannot be processed. Visit: [foresttrailsunit1.org](http://foresttrailsunit1.org) to access the form.

### **Mailing Address Reminder**

For any postal correspondence, please use our official mailing address:

FTUO HOA  
PO Box 1633  
Overgaard, AZ 85933

### **Explore Our Website**

For additional resources, important documents, and the latest news, don't forget to visit our website: [foresttrailsunit1.org](http://foresttrailsunit1.org).

### **Mark Your Calendars for Upcoming Board Meetings**

We'd love to see you at our next board meetings! Join us on Saturday, November 23, 2024, and Saturday, February 22, 2025. The meetings are held in the Heber Overgaard Fire District Conference Room, 2061 Lumber Valley Rd., Overgaard, at 10:00am. Your participation is key to making our community even better.

### **Enjoy Outdoor Activities Respectfully**

As we enjoy the great outdoors, let's remember to keep the peace. Whether you're riding ATVs, playing music, or simply enjoying the day, sound carries, so let's be mindful of our neighbors. Also, please keep your pets leashed or fenced and manage their barking to maintain a quiet and serene environment. And remember, the speed limit within our community is 25 mph—let's keep our streets safe for everyone.

### **Community Watch Reminder**

As many of our summer residents begin to leave the area, we encourage all members to help keep an eye on each other's homes. Staying vigilant and looking out for one another makes our community safer and more secure. Additionally, the Navajo County Sheriff's Auxiliary offers a House Watch Program, which may be of interest to those away for extended periods. For those looking to take further steps, the National Neighborhood Watch provides excellent resources on how to set up a neighborhood watch group.

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Thank you for your continued support and involvement in our community. Together, we're making Forest Trails Unit One a wonderful place to live. We appreciate all that you do and look forward to seeing you at our next community event or meeting!

**Warm regards,**

The Forest Trails Unit One Homeowners Association Board

Shelley Moore – President

Steve Grumkoski – Treasurer

Chris Coleman – Secretary

Jeff Kerr – Director (AC Chair)

Bruce Nester – Director (AC)