

## Time to paint your gate and non-association interior walls

Parkwood Ranch turns 12 years old in 2010 and it's time to spruce up walls and gates in the community. As such, the association is planning a community painting event on February 20.

Homeowners are responsible for painting their interior end cap walls, as well as any interior walls facing the street. Many of the gates in the community also need to be restained and repaired, if the wooden slats are missing or damaged. A local painting contractor will paint homeowner walls for \$95. Homeowners who wish to paint the walls themselves can obtain the paint, called Cocoa Mocha, from Dunn Edwards. Parkwood Ranch homeowners receive as much as a 37 percent discount on the cost of paint when they buy it from Dunn Edwards.

Wall painting should be completed by March 31 to avoid incurring CCR fines. Check the Parkwood Ranch website for more information in the coming weeks.

### Financial Update

Treasurer Charlie Stock reports the Association has a good cash flow, despite nearly \$110,000 in bad debt. This amount is the result of the high foreclosure rate and hard economic times many families have been faced with in 2009. Ten homeowners owe the Association more than \$50,000.

### ARC Submittals

When making changes to your property, whether it is painting



*Restaining and sealing wooden gates can add years of life to the wooden slats. The harsh desert sun and temperatures can cause untreated wood to dry rot.*

your home, adding landscape features such as a fountain, or adding or removing trees, homeowners must submit an Architectural Approval Request Form. This form can be downloaded from the Parkwood Ranch website. It must be faxed or mailed to the management company at: Renaissance Community Partners  
633 E. Ray Rd., Suite 122  
Gilbert, AZ 85296  
480-545-6196 - fax

Submissions cannot be accepted by Board members. Only submittals sent to the management company will be reviewed.

**PARKWOOD RANCH**  
Architectural Approval Request Form

Submit to: Renaissance Community Partners  
633 E. Ray Rd. Suite 122  
Gilbert, AZ 85296  
480-545-6196  
480-545-6196 fax

Requested By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Lot/Account Number: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

General Description of work to be performed: include dimensions, shapes, colors, and locations.  
\*Please attach a sketch, photograph or sales brochure illustrating desired addition and/or modifications

I will assume the responsibility for any work under the above proposed improvement that my contractor or I accomplish which may, in the future, adversely affect to common area. I will assume responsibility for all future maintenance of this addition or improvement.

\*\* Notice: Submissions can not be considered if the homeowner is not current with the payment of assessments.

Homeowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Some landscaping changes require adjacent owners input prior to installation. The undersigned adjacent owners have no objections to the proposed improvement:

#1 - Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

#2 - Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notice to Owners - Your improvements may require a permit from the City/County Building Department. You should check with the department about permits before starting any work. All work must be completed within 90 days of approval.

For Board Use Only  
Date received by Architectural Committee: \_\_\_\_\_  
Approval: \_\_\_\_\_ Date of Decision: \_\_\_\_\_

## Several hundred residents attend the Parkwood Ranch Fall Festival/GAIN event

The annual Fall Festival had a great turnout this year, with several hundred residents showing up to view SWAT vehicles, play games and pick up crime prevention materials.

Several vehicles from the Maricopa County Sheriff's Office were on display, and kids enjoyed the various games and bounce equipment. The Association would like to thank social committee chair Roberta Cullen and Board member Ronald Waters for their help in organizing the event.



## Water-wise Plants

### *Feathery Senna (Cassia)*

Residents can easily conserve water in their landscapes by growing Water Wise plants that are well-suited to Arizona's desert climate. Feathery Senna is native to Australia but is quite at home in our region. Its leaves are extremely narrow and form feathery sprays of silvery needle-like foliage which give it a billowing, airy appearance. From late winter through spring, clusters of brilliant yellow flowers appear which help liven up landscapes.

This evergreen shrub grows fast to six feet tall and wide and prefers locations with full sun. Feathery Senna's tough nature makes it perfect for spots with reflected heat and it will tolerate heavy clay soils if not over-watered in the summer. The coppery-red seed pods can be removed after the bloom season using selective pruning usually in May.



### Association Board News

The Parkwood Ranch Association Board is looking for new members for the Architectural Review Committee. ARC members must live within Parkwood Ranch and be current with their assessments. If you are interested, please contact Renaissance Community

Partners at 480-813-6788.

All meetings, unless otherwise noted, are held in the Media Center at Patterson Elementary School, 615 S. Cheshire, Mesa.

**January 25, 2010**

**Patterson Elementary School**

*Arch. Review Committee Mtg. - 6:30-7 p.m.  
Board Meeting/General Session - 7:30 p.m.*

**February 22, 2010**

**Patterson Elementary School**

*Arch. Review Committee Mtg. - 6:30-7 p.m.  
Board Meeting/General Session - 7:30 p.m.*

**March 22, 2010**

**Patterson Elementary School**

*Arch. Review Committee Mtg. - 6:30-7 p.m.  
Board Meeting/General Session - 7:30 p.m.*

## Got stuff to sell or buy? Join the online Community Garage Sale!

Let's have a community garage sale! I know you are thinking it's too cold to sit outside at six in the morning and it's too much work to get everything out and pack away what doesn't sell. And not that many people come by anyway. What if I said none of that was necessary? What if our garage sale lasted 24-hours a day, 7 days a week and required virtually no effort on your part? What if thousands of people could see what you were offering without leaving their homes? Does that sound too good to be true? Read on.

The Renaissance Community Coalition, in partnership with your HOA has developed the Renaissance Community Garage Sale Online. This free service is an online classified ad system only for people who live in Renaissance-managed communities.

Have you got a lawnmower you no longer need? Sell it to your neighbor. Looking for an entertainment center? Chances are someone nearby is looking to sell one. It's cheaper than the newspaper and friendlier than Craigslist. It's neighbors selling and buying from each other. What a great way to get to know people in your community.

Starting January 1, 2010, there will be a link to the Community Garage Sale on your community website home page. A simple click will take you directly to the listings. You will need to create an account with a user name and password the first time you visit. After that, start posting what you are looking to sell or buy. Detailed descriptions, photographs and contact information are all easy to include on this



dynamic website.

Also, if you are a plumber, electrician, landscaper, handy man, or can offer to help in any specialized skill, make sure you list yourself in the "Services Offered" section. Now you can have a source within your community to help with a problem around the house. Who better to call than someone who lives in your own community?

We will soon be offering advertising opportunities for small business owners at a nominal fee. Businesses will be able to post detailed information and photographs in our business section. Banner advertising throughout the site will also be available. It will be a great way to advertise your business for just a few dollars.

Remember, re-gifting is no longer necessary. Just list that reindeer sweater Aunt Edna gave you on the Renaissance Community Garage Sale. You'll pick up a few extra dollars, save some space in your closet and find out which of your neighbors would actually wear such a thing!

Check it out on in January by going to your community's home page and clicking on the Renaissance Community Garage Sale link. Listings will obviously change daily, so come back often. You never know what you will find. Happy hunting!

If you have any questions, comments or suggestions, or are interested in advertising your business, please contact me, Renaissance Community Coalition Director Greg Wolfe, at [gwolfe3@cox.net](mailto:gwolfe3@cox.net).

# New to Parkwood Ranch? Read about some important community policies

## ATV, Pocket Bikes, Golf Carts & Unauthorized Motor Vehicles

- Board resolution of February 28, 2005

All unauthorized motorized vehicles found being driven/rode in common areas will be fined a minimum of \$250.00.

Authorized vehicles are those of the landscaper and management company and those used by physically handicap individuals for personal transportation.

## Assessment Collections Policy

- Assessments are due January 1, April 1, July 1, October 1
- Quarterly Assessment \$144.00 per quarter

Payments can be mailed or paid through the Association website at [www.parkwoodhoa.com](http://www.parkwoodhoa.com).

Assessments that are paid late are subject to the following fees:

30 days after due date	Late fee assessed	\$15.00 charged to account
45 days after due date	Final notice sent	\$50.00 charged to account
60 days after due date	Intent to lien sent	\$50.00 charged to account
75 days after due date	Lien recorded	\$140.00 charged to account
105 days after due date	Legal Action	

If you have special circumstances affecting your ability to pay your assessments, please contact Renaissance Community Partners to make arrangements. Their goal is to help you meet your financial obligations to the community. They can help you avoid costly collections costs by working with them.

## CC&R Violations Enforcement Policy

- First observation of a violation - Sticky note left as friendly reminder
- Second observation of the same violation - Letter sent to homeowner
- Third observation of the same violation - \$50.00 fine (minimum)
- Each observation of the same violation will also carry fines until the problem is resolved.
- Violations for parking of RVs, trailers, boats, and oversized vehicles will carry a minimum fine of \$150 per occurrence.

Please call Renaissance if there are circumstances that prevent you from being able to meet the community rules. Please let us help you avoid unnecessary fines by communicating with us.

## CC&R Violations Appeal Policy

Parkwood Ranch HOA members may appeal violations to the Board of Directors. According to state law (ARS 33-1803), in order for the board to hear the appeal, the following criteria must be met:

1. A letter of appeal must be sent to the association by certified mail
2. The letter must be received within 10 business days of the date on the violation notice
3. To have an "in-person" appeal with the board of directors, you must follow the same process.
4. Upon receipt of your letter, the association will respond with information regarding the process your appeal.

For more information on the process, consult Arizona Revised Statute 33-1803. After considering your appeal at an "Executive Board Meeting", the Board of Directors will then decide to:

1. Grant the appeal and waive the fine.
2. Deny the appeal.

The decision is based on the following:

- Severity of the violation. Health and safety concerns are most serious.
- Timeliness of compliance after first becoming aware of the CC&R violation.
- History of previous CC&R violations, if any, and the responsiveness of the member in addressing those violations. History of past fines being assessed.
- Other information relevant to this specific case (i.e. information provided by the HOA member or his representative; information provided by others who may be affected, management company personnel, and other verified sources).

## Parkwood Ranch Community Master Association Board

Jim Olness.....President  
[jim.olness@gmail.com](mailto:jim.olness@gmail.com)

Victor Reichstein .... Vice President

Roberta Cullen .....Secretary  
[jcullen58@cox.net](mailto:jcullen58@cox.net)

Charles Stock..... Treasurer  
[user894291@aol.com](mailto:user894291@aol.com)

Vince Nasuta .....Member  
[vince@nasuta.net](mailto:vince@nasuta.net)

Michael Van Vleck.....Member

Ronald Waters .....Member

## Renaissance Community Partners

Kevin Bishop, Owner/Manager  
 480-813-6788  
 633 E. Ray Rd. • Suite 122  
 Gilbert, AZ 85296

## Important Phone Numbers

Police & Fire ..... 911

Mesa Police Non-Emergency #  
 ..... 644-2211

Mesa Animal Control  
 ..... 644-2268

Mesa Fire Community Services #  
 ..... 644-2200

City of Mesa ..... 644-2011

The Parkwood Ranch *RoundUp* is a community publication from the Parkwood Ranch Master Community Association. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788.

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