



The Parkwood Ranch Round Up

Parkwood Ranch Community Master Association Newsletter

Fourth Quarter 2006

www.parkwoodhoa.com

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Save money and time by submitting projects to the ARC before you build

By Beverly Blackburn
President

As the weather begins to cool off a bit, many residents are beginning or preparing to make changes and improvements to their homes and properties. With this in mind, many of us need reminders regarding the Architectural Guidelines. There are, and have been, too many residents that feel they do not need to submit their plans to the architectural committee for review prior to making these changes.

For the point of review, let us refer to our community's CCR's for the purpose of the Design Review Committee (page 35, Article 11, Section 11.2 – these documents can be found on our website www.parkwoodhoa.com).

“The purpose of each Design Review Committee is to maintain uniformity of architectural and landscaping standards throughout Parkwood Ranch and thereby enhance the aesthetic and economic value of Parkwood Ranch.”

In order to maintain uniformity throughout Parkwood, the ARC members have been given the authority to (Section 11.3) hold regular meetings where they “consider and act upon all proposals and plans”, “review all applications”, “furnish a written decision”, and determine “whether an application is in conformance”, as well as other duties.

As an analogy, I am not a chicken and cannot lay an egg; however, I can tell you if an egg is bad. Likewise, the

ARC committee members can determine if a submittal is in conformity or not with the guidelines and the community's aesthetics. Some paint colors and structures simply do not belong in Parkwood. Some ‘improvements’ do not actually ‘improve’. This is why as homeowners, we are required to submit changes prior to doing them.

When a change has been made to a property without prior submittal, and is not in conformity with the guidelines, the committee has the authority and obligation to deny approval for the changes. The homeowner is then responsible for the removal of the modification or the addition of required revisions in order to bring the modification into conformity. This, unfortunately, usually costs the homeowner financially. In other words, it's not worth the risk to make changes before receiving ARC approval.

The ARC committee is currently

in the process of reviewing and clarifying our guidelines. They do this yearly, or more often as needed. Any changes made to the guidelines are not intended to make our homeowners seeking approval jump through hoops for the committee's entertainment. Changes are made to improve and enhance our community, increase the economic value of our investments, and to protect our families, pets, and neighbors. Any changes made to the guidelines are voted on by the ARC committee and the HOA master board of directors, reviewed by our attorney, posted on the website and printed in the newsletter.

We all have a vested interest in Parkwood. We all want to protect our investment. Submitting proposed changes to the ARC committee prior to commencing work is a necessary step for every homeowner to achieve such protection. Remember – modifications to your property can, will, and do affect the value of your home and the neighborhood as a whole.

Treasurer's Report

By Charlie Stock

Treasurer, Chair, Finance Committee

We continue to be in excellent financial shape, and our cash balances are currently more than adequate to cover our expenses.

However, there are signs indicating more property owners are behind in payments of their assessments. Your board of directors for the HOA continues to explore ways to make

our community a nicer place to live, but our long-range plans may have to be changed if more of our neighbors become delinquent in the payment of their assessments.

We have completed the installation of the lighting in the ramada and tot lot off of Farmdale Avenue.

Again, if you have any questions, I can be reached at user894291@aol.com.

It's Fall Festival time!

The Parkwood Ranch Fall Festival will be held at Farmdale Park on Oct. 21, 2006 - so grab the kids, your neighbors and partake of some community fun!

In addition to inflatables, game booths and cotton candy, a raffle will be held. The Fall Festival is the association's GAIN (Getting Arizona Involved in Neighborhoods) event, and will feature Block Watch and safety information. The event runs

from 4- 7:30pm and is free.

Any business owner who resides in Parkwood Ranch and would like to donate a raffle

prize, or candy, please contact event chair Roberta Cullen at 984-8350.

Volunteers also are needed to help run the various booths and activities during the festival. Contact Roberta if you are interested in helping out.



Sign up for free email updates!



The Parkwood Ranch HOA Board wants to keep you informed of community happenings on a timely basis by sending out monthly email newsletters. This free service is available by sending your email address to newsletter@parkwoodhoa.com. Be sure to put monthly email newsletter in the topic heading.

Building a pool? Be aware of new proposed design guidelines

Are you thinking of building a pool? The Architectural Review Committee is recommending changes in the Design Guidelines that could affect your project. In the past, pools built in non-view fencing yards did not require submission to the ARC. Pending Board approval, all future pool construction that includes a feature extending more than 48" above the waterline will require approval of the ARC. Types

of features include waterfalls, fountains, and slides. Of course any permanent or semipermanent structure that extends beyond the top of the property wall must always be submitted for review by the ARC. Remember, before you begin work on any construction project, submit your plans to the Architectural Review Committee and you will be able to complete your project without delay.

Clip & Save

Parkwood Ranch Community Calendar of Events

- ▶ Sept. 23 – Garage Sale
- ▶ October 21 – GAIN night
- ▶ November – Turkey Bowl (see website for details)
- ▶ December 16 – Tour de Parkwood Ranch Festival of Lights

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Important Phone Numbers

Police & Fire 911

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

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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