



# Woodhill Homeowners Association

November 2015 – 4<sup>th</sup> Quarter

## COMMUNITY NEWSLETTER

### Board of Directors

Connie Cockrell, *President*  
John Summits, *V.P./ACC*  
Dave Bathke, *Treasurer/Sec.*  
Fred Pulve, *Director*

Robin Thomas, Manager  
(480)948-5860, ext. 103  
rthomas@amcorprop.com

### Candidates for the Board



As we get closer to our annual meeting – Scheduled for the beginning of December at the Payson Library – 328 N. McLane Rd., Payson, Arizona - we are in need of some homeowners that are willing to be on the Woodhill Board. We have a beautiful community and we all want it to continue to be a great community to live in. In order for that to happen, we need some people who will step forward and be willing to be candidates for two year terms. We have two Board members whose terms end in December and one additional vacancy to be appointed to fill for the remaining one year of that term. You do not have to

have a lot of experience as a HOA Board member, but mainly a willingness to serve and a concern for the ongoing beauty of our community. Please contact Robin at AMCOR if you have any questions about being on the Board.

### WEED SEASON



We have had a lot of much needed rain this summer and fall and this has resulted in a bumper crop of weed springing up across our community. Thanks to all of you who have been removing weeds as they have come up. Those of you that have received letters about weed removal, please take care of them as soon as possible to avoid additional letters and possible fines.

### Architectural Standards



If you are planning any projects that will affect or change the external appearance of the house or yard, you will need to get Architectural Committee approval. You can review the Architectural Committee

Standards on the Woodhill web site:

[www.woodhillhoa.com](http://www.woodhillhoa.com) to make sure you obtain the necessary approvals.

The following policy has been established for the Woodhill HOA. Owners are responsible for ensuring compliance on their own lots.

(Please note if you have a prior approval from the declarant.)

Ultimately it is the homeowner's responsibility to verify any change / upgrade / refurbishing of the exterior of their home meets with **current** architectural standards. If an architectural change, modification or improvement was not approved or does not meet current standards, upon transferring ownership you will be notified that it must be corrected by either the buyer or seller. We can also send specific letters where the failure to meet standards is visible to the architectural committee/management via routine inspection. If you are unsure whether your situation complies, please contact the Property Manager to review the status.

## LETTERS FROM AMCOR

If you receive a courtesy letter from AMCOR regarding some type of violation, and you're not sure what you need to do to keep the situation from turning into a violation notice with a penalty, please contact Robin Thomas at AMCOR. She is very willing to assist you in taking care of the issue that resulted in the courtesy letter.



## Owner Concerns

We occasionally receive complaints, about various issues, that are not signed. In order for the Board to respond to complaints, they must be signed so that we know who to talk to about the complaint and be able to assist in resolving the issue. We are anxious to assist when issues arise, but we need to have all complaints signed in order to help.



Please remember, should you have any questions, concerns, or complaints you would like addressed, please direct them to our Manager, Robin Thomas at AMCOR Property Professionals, Inc. – 16441 N. 91<sup>st</sup> Street, Suite 104, Scottsdale, AZ 85260 - (480) 948-5860, ext. 103, or via email at [rthomas@amcorprop.com](mailto:rthomas@amcorprop.com)

## WOODHILL WEB-SITE

The Woodhill Homeowners Association has a web-site ([www.woodhillhoa.com](http://www.woodhillhoa.com)) that has a lot of pertinent information for everyone. All Architectural Standards, Rules and Regulations, minutes of the monthly Board meetings, newsletters and Board Meeting agendas are available on the web-site. If you have any questions about a particular issue or guideline, please check the online information. If you still have questions or need assistance after checking out the web-site, do not hesitate to contact Robin Thomas at AMCOR.



If you would like to receive the quarterly newsletters by e-mail and have not already sent your request, please do so by emailing Robin Thomas at [rthomas@amcorprop.com](mailto:rthomas@amcorprop.com)

## Good Neighbor Tip...

### Keep it Down

The most common neighborly complaint has to do with noise, be it music, TVs, animals or yelling. If you're going to throw a big bash and expect lots of noise and music, tell your neighbors first. If you think they might be adverse to the idea, invite them over! And if your neighbors come knocking with a noise complaint, make an effort to address their concerns.

Try to consider your neighbor's right to a quiet and peaceful way of life.

## Security Screen Doors

During the routine inspections of the Woodhill community, we have noticed that several homes have installed white security screen doors. White screen doors are not permitted pursuant to the Association's governing documents. Security screen doors must be either the color of the body or trim of the home. If you are proposing a color that is not the body or trim color of your home that blends with the color scheme of your home, please submit a Project Request form to AMCOR for review by the Architectural Committee. Letters will be sent to owners who have installed white security screen doors without approval.



## HAVE A HAPPY THANKSGIVING