



Woodhill Homeowners Association

August 2012 – 3rd Quarter

COMMUNITY NEWSLETTER

Board of Directors

Mark Miller, **President**
Connie Cockrell, **V.P.**
Ed Cameron, **Treasurer**
Tammy Pickering, **Secretary**
Fred Pulve, **ACC Liaison**

Fines and Penalties Policy

The Architectural Committee has had several instances this year where homeowners are starting projects that require architectural approval, but they have not submitted an architectural request form nor received approval for the project. As a result, the Board has approved the following change to the Fines and Penalties Policy:

Any modification to the exterior of a property, that would otherwise require approval from the Architectural Committee, commenced without the requisite written approval from the Association will result in an automatic \$300.00 fine.

Please keep this in mind before you start any exterior project.



WEEDS

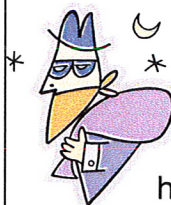
The July and August rains, along with our high temperatures, have caused the weeds to almost shoot out of the ground. Several of you may have received letters about needing to take care of you weeds. Hopefully we can all keep ahead of the weeds over these next few months. Something to keep in mind for next year is the use of a pre-emergent spray to treat your soil prior to our monsoon rains, which will keep weeds from germinating. A more expensive but longer lasting approach is to put down weed barrier fabric and cover it with about 2" of rock. This is a very effective long term solution.

Candidates for the Board



At the Annual Meeting in December, the two year terms will end for two of the Board members. Any homeowner that is interested in being a candidate for the Board should contact Robin Thomas at Amcor (480-948-5860, ext 16) to obtain a candidate form.

NEIGHBORHOOD WATCH



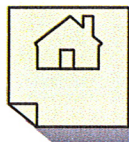
The fact that all of our homeowners have been keeping a lookout for any suspicious activity is bound to be a good part of the reason that there have not been any reported burglaries over the past several months. Keep up the good work!

We understand that it is important to have outside lights to protect your home, but we have had reports of

lights being left on all night and they are shining into neighbors windows. Outside lights should have shields around them and they should be pointed downward to keep the light from affecting neighbors.

It has also been noted that some homeowners are leaving their garage doors up a foot or so to cool off the garage. The police have said that this is the way burglars have accessed homes in the past. We know garages can get hot, but let's not give burglars an open invitation to enter garages or homes.

Architectural Committee 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 to make sure you obtain the necessary approvals.

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



Should you have any questions, concerns, or complaints you would like addressed, please contact our Senior Manager, Robin Thomas at AMCOR Property Professionals, Inc. – 16441 N. 91st Street, Suite 104, Scottsdale, AZ 85260 - (480) 948-5860, ext. 16, or via email at rthomas@amcorprop.com

If you have a question regarding your assessment account, please contact Jere Jarrell at P.O. Box 3311, Payson, AZ 85547, (928)468-0698, or via email at jerejarrell@yahoo.com.

WOODHILL WEB-SITE

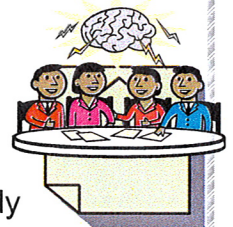


The Woodhill Homeowners Association has a web-site (www.woodhillhoa.com) that has a lot of pertinent information for everyone. All Architectural Standards, Rules and Regulations, minutes of the monthly Board meetings,

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 to our web-site, you can do it by sending your request as follows: www.newsletter@woodhillhoa.com.

Board Meetings



The monthly Board meetings are held the second Friday of each month, in the Payson Public Library meeting room, beginning at 6:00 p.m. The library is located at 328 North McLane Road. Please feel free to attend any of the meetings as they are open to all of our residents. The agenda for each meeting is attached to the post next to the sidewalk leading into Rumsey Park at the South end of Oak Ridge at least 48 hours prior to all meetings. Minutes of all meetings are available to homeowners on the Woodhill web-site.