

Woodhill Homeowners Association

November 2013 – 4th 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.

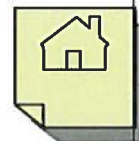
Please keep this in mind before you start any exterior project.

Candidates for the Board



At the Annual Meeting on December 9, 2013 – 6:00p.m. at the Payson Library, the two year terms will end for three 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 103) to obtain a candidate form.

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.

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



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. 103, 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, please do so by emailing Robin Thomas at rthomas@amcorprop.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.

LANDSCAPE DEBRIS



We have been noticing that some owners have been throwing their landscape debris onto vacant lots adjacent to their lot. Please be sure to dispose of your landscape debris appropriately as dead brush accumulating on a lot is a potential hazard.

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.