

WOODHILL HOMEOWNERS ASSOCIATION
JANUARY 2009 NEWSLETTER

P.O. Box 3311
Payson, AZ 85547

Dear Woodhill Homeowners,

As a result of the December election, the Board is now in place and ready to serve the residents of Woodhill. We want to welcome Johnie Duggan and Tamara Pickering as new members to the Board, and Mike Tarver for continuing for an extra term. You may not be aware that Tamara had been appointed to the Board this last fall when Chris Tilley resigned. At the first meeting following the 2008 annual election, officers of the new Board were elected as follows:

TITLE	INDIVIDUAL	PHONE	EMAIL
President	Mark Miller	928-468-1371	markmanm@npgcable.com
Vice-President	Johnie Duggan	928-474-2095	djduggan@npgcable.com
Treasurer	Ed Cameron	480-707-2680	avy8tor@cox.net
Secretary	Tamara Pickering	480-287-0064	Tamara.Pickering@caremark.com
Architectural Comm.	Mike Tarver	928-472-4721 480-607-2415	bldr9999@aol.com

Please call or email one of us if you have an issue you would like addressed.

The monthly Board meetings will be held the second Friday of each month, in the Payson Public Library meeting room, beginning at 6:00 PM. 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 upon request.

Woodhill Information Available Online – 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, please check the online information before calling a Board member. If you still have questions or need assistance after checking out the web site, do not hesitate to call one of us.

Some of the main issues that we will be dealing with this year are listed below:

Efforts to Keep Sherwood Drive from Being Extended Through to Airport Road – We want to thank everyone who assisted in any way in our effort to keep Sherwood Drive from being extended through to Airport Road. The Planning and Zoning Commission and the Town Council is well aware that we, the homeowners in Woodhill, are opposed to any extension of Sherwood Drive. The Town Council approved the General Plan Amendment but did not decide anything on the roads. The next step will be for the developers to present their Preliminary Plat plans to Planning and Zoning and then present them to the Town Council for approval. The Preliminary Plat shows the layout of lots and streets, and that is when we need to be involved to make sure that the developer has taken our

opposition to the extension of Sherwood Drive into consideration. It could be months, or even years, before the developers actually submit the Preliminary Plat plan. We will stay involved to make sure we know when the plans are actually starting through the approval process. But for now, everything that could be done was done, and it was definitely a community effort which did not escape the notice of Planning and Zoning and the Town Council.

Architectural Issues – We continue to encounter situations where homeowners are working on projects without having first requested Architectural approval. Please review the CC&R's (Article 9), keeping in mind that all exterior colors of homes, sheds, fences, and fence walls (or any other construction, modifications, additions, or alterations affecting the exterior appearance of a structure or lot) must be submitted for approval by the Architectural Committee before work begins. The Architectural Committee consists of Mike Tarver, Dan Kealey (468-2393), Fred Pulve and Gerald Imboden. We want to thank Dave Murrey for his assistance on the Architectural committee this past year. Dan Kealey is the contact person for information only and will not be expected to issue decisions on your requests. Architectural Control Forms and Architectural Standards can be obtained from the Woodhill web site or from Dan and you can drop off plans for review to him. Any plans or requests that are submitted for review will require some response time, as it will be reviewed at the next scheduled Architectural Committee meeting.

Pet Rules and Regulations – The Board adopted Pet Rules and Regulations at its November 2008 Board Meeting. A copy is included with this newsletter. It covers noise issues, leash requirements, and cleanup of pet waste. If you have any questions about the pet rules and regulations, please contact one of the Board members.

Parking Regulations – We appreciate all of you who continue to park in accordance with the parking rules and regulations. We still have a few parking issues, but very few for the number of homeowners we have. If you do not have a copy of the parking rules and regulations, you can find it on the web site.

Landscaping – The Board adopted Architectural Committee Standards for Landscaping at the June 2008 Board Meeting. Copies of the Landscaping Standard were sent out with the July 2008 newsletter. There are a few homes within Woodhill that have no trees or shrubs in the front yards. The Board will be contacting these owners soon, in order to give them time to put in some landscaping by this spring. You can review the standards for Landscaping on the web site.

Litter Pickup – If you are one of the numerous people who enjoys taking walks around Woodhill, we would like your help in keeping the neighborhood looking good. If you will take a grocery bag with you on your walks, you can pick up bottles, cans, cups, papers, empty cigarette packages, etc. when you come across them, and Woodhill will continue being one of the premier neighborhoods in Payson.

Our best wishes to all for a healthy and prosperous new year!