



Woodhill Homeowners Association

November 2014 – 4th Quarter

COMMUNITY NEWSLETTER

Board of Directors

Mark Miller, *President*
Tammy Pickering, *V.P.*
Dave Bathke, *Treasurer/Sec.*
Connie Cockrell, *ACC Liaison*

Community Based Residential Facility

The new owner of 718 N. Foxhill Circle will be operating a Community Based Residential Facility ("CBRF") at the residence. This issue was discussed at the last two Board Meetings as it was an Agenda Item on both meetings. However, the misunderstanding being circulated that this facility cannot be in the community and the HOA can restrict, etc. is incorrect as these types of facilities are Federally protected and supersede the provisions of the CC&Rs. The Board of Directors shares your concerns, as they believe all members of Woodhill have chosen to live in a wonderful HOA community and want to protect our investment in the homes and property we own.

At the last Board Meeting, the Board instructed AMCOR to have the Woodhill HOA's attorney prepare a notice to all

residents in Woodhill advising of the facility once we have all of the pertinent information, which has been requested and is required from the Lot owner. This letter will be sent to all owners once the investigation is completed. The HOA is committed to keeping everyone up to date on the developments of this CBRF, once we have all of the facts to release to the community as we do not want to misinform or give inaccurate information

This facility can and will upset some of the residents. You can rest assure that the HOA board, and AMCOR are doing everything within the confines of the Arizona Revised Statute, and Federal law to protect the HOA CC&Rs that may or may not be enforceable. The only power the HOA has is to make sure that the Use Restrictions (such as parking, trash cans, etc.) are followed and enforced.

Candidates for the Board



As we get closer to our annual meeting – Scheduled for December 9, 2014, 6:00 p.m. 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 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. 91st Street, Suite 104, Scottsdale, AZ 85260 - (480) 948-5860, ext. 103, or via email at rthomas@amcorprop.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

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.