



Woodhill Homeowners Association

May 2016 – 2nd Quarter

COMMUNITY NEWSLETTER

Board of Directors

Dave Bathke, *President*
Doug Cook, *Secretary*
Bob Stewart, *Treasurer*
John Summits, *ACC Liaison*
Vacant, *Director*

Yard Debris & Brush Clean up Opportunity

The Board is again providing an opportunity for homeowners to dispose of their yard debris, brush, and tree trimmings this spring. Many people have used this opportunity in the past to reduce the fire danger around their homes and vacant lots.

Starting **Monday, May 9**, there will be a large dumpster delivered to Lot 199 (509 N. Blue Spruce Road). It will continue to be available through **Monday, May 23**. If the dumpster gets full at any time, the contracted company will pick it up, take it to the landfill, and return it to us, empty, at the same site.

We encourage everyone to use these two and a half weeks to clean your yards and vacant lots. Remember, if your home backs up to an easement where the property stake ends in the middle of the

easement, you should check and remove those trees, shrubs, and weeds that could impede the natural flow of the rains during our monsoon period. So, please load up your vehicles and dispose of your debris in the dumpster. This dumpster is for brush, branches, pine needles, and leaves only (**no plastic bags, construction materials or other non-plant material**).

If you are disposing of large branches, please cut them down into smaller pieces so that we can get as much in the dumpster as possible.

If you don't have a means to get your plant material to the dumpster, please call AMCOR (480-948-5860, ext. 103) with your name and address so arrangements can be made for pickup. Your telephone call must be received **by 10:00 a.m. on Wednesday, May 11**.

On **Thursday, May 12**, you must have your items curbside by **7 a.m.** to guarantee pick up. That will be the only day for curbside assistance. Any items that are moved to curbside after 7 a.m. on May 12 will **not** be picked up.

The following guidelines are for curbside assistance. Please follow them carefully:

- Curbside pickup will be limited to one free pickup load per yard. There will be a \$25 charge per pickup load beyond the first load and it would be payable to Mr. Cooka when he picks up the debris.
- Brush must be stacked loosely together (no greater than five inches in diameter and no longer than four feet).
- Leaves and pine needles must be bagged and tied.
- No furniture, appliances, etc.
- No paint in cans, or spray cans of paint.
- No toxic liquids.

Bylaw Amendment

The Board of Directors approved a Second Amendment to the Bylaws for the Woodhill Homeowners Association (enclosed). This amendment reduces the quorum for the annual meeting to 10% and



allows for the Board of Directors to determine when the annual meeting will be held. This amendment was initiated due to the difficulty in obtaining homeowner participation at the annual meetings, which in turn, cost the Association additional money to notice and conduct subsequent meetings until quorum is reached.

Candidates for the Board



At this time, the Board of Directors is currently operating with 4 members (we have one vacant position). In addition, the Annual Meeting of Owners will be held on August 12, 2016 this year. Therefore, 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. 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.



Owner Concerns

Should you have any questions, concerns, or complaints you would like addressed, please contact our

Community Manager, Robin Thomas through the Woodhill website at www.woodhillhoa.com or at AMCOR Property Professionals, Inc. – 16441 N. 91st Street, Suite 104, Scottsdale, AZ 85260 - (480) 948-5860, ext. 103, or via email... rthomas@amcorprop.com

Board Meetings

The monthly Board meetings through the summer are scheduled in the Payson Public Library meeting room, beginning at 6:00 PM, as follows:

May 20th
June 17th
July 8th
August 12th-ANNUAL MTG

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 Minutes of all meetings are available to homeowners on the Woodhill website.

WEEDS!

Over the next couple of months, the Spring weeds will be coming up. Please keep your yards cleaned up. For lots with homes on them, the weeds must be removed and on vacant lot the weeds must be kept cut down.



Temporary Parking Permits

If you have a situation where friends or relatives are visiting for a few

days and you do not have room for them to park in your driveway, you may request a temporary parking permit from **AMCOR** so the vehicle can be parked in the street. This is not meant for frequent or ongoing street parking, but for just a few times a year when it is really needed.

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.

LETTERS FROM AMCOR



If you receive a courtesy letter from AMCOR regarding some type of compliance or maintenance issue, 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.

**SECOND AMENDMENT TO BY-LAWS
OF
WOODHILL HOMEOWNERS ASSOCIATION**

This Second Amendment to the By-Laws of Woodhill Homeowners Association (this "**Second Amendment**") is made as of this 18th day of March, 2016, by Woodhill Homeowners Association, an Arizona nonprofit corporation (the "**Association**").

RECITALS

A. Article VI of the By-Laws of Woodhill Homeowners Association provides that the By-Laws of Woodhill Homeowners Association ("By-Laws") may be amended by the written consent of the Board of Directors or by the Members entitled to vote and holding at least 2/3 of all votes; provided, however, that as to particular matters as set forth in the Declaration, the percentage of the voting power necessary to amend a specific clause or provision shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause or provision.

B. The amendments to the By-Laws set forth in this Second Amendment have been adopted by the affirmative vote of not less than a majority of the Board of Directors.

AMENDMENT

NOW, THEREFORE, the By-Laws are amended as follows:

1. Article III, Section 7. Quorum. is amended to state the following:

Section 7. Quorum. At any annual or special meeting of the Members, the Members entitled to vote and holding at least 10% of all votes and who are present in person or by absentee ballot shall constitute a quorum for the transaction of business. In the absence of a quorum, the chairman of the meeting may adjourn the meeting from time to time, without notice other than an announcement at the meeting, until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

2. Article III, Section 3. Annual Meetings. is amended to state the following:

Section 3. Annual Meetings. The annual meetings of the Members shall be held in Payson, Arizona, each calendar year, on such date and at such place as may be fixed by the Board of Directors and as set out in the notice of the meeting for the purpose of electing members of the Board of Directors.

3. Except as expressly amended by this Second Amendment, the By-Laws shall remain unchanged and in full force and effect. In the event of any conflict or inconsistency between the provisions of this Second Amendment and the By-Laws, this Second Amendment shall control.

IN WITNESS WHEREOF, the Corporation has caused this Second Amendment to By-Laws to be executed by its duly authorized and acting President and Secretary.

DATED this 15 day of April, 2016

**WOODHILL HOMEOWNERS
ASSOCIATION**, an Arizona nonprofit
corporation

By: 

Name: Dave Bathke

Title: President

CERTIFICATION OF SECRETARY OF ASSOCIATION

The undersigned secretary of the Association hereby certifies that the foregoing amendment was approved by the affirmative vote of a majority of the Board of Directors.

**WOODHILL HOMEOWNERS
ASSOCIATION**, an Arizona nonprofit
corporation

By: 

Name: Doug Cook

Title: Secretary