

Woodhill Homeowners Association

December 2016 – 4th Quarter

COMMUNITY NEWSLETTER

Board of Directors

Dave Bathke, *President*
Ralph Thompson, *Secretary*
Bob Stewart, *Treasurer*
John Summits, *ACC Liaison*
Fred Pulve, *Director*

Robin Thomas, Manager
(480)948-5860, ext. 103
rthomas@amcorprop.com



2017 BUDGET

The Board of

Directors for Woodhill have reviewed the Association's expected income and expenses for the coming year.

Enclosed, please find the 2017 Budget. The Board has chosen to not implement an increase in the annual assessment for 2017. Fortunately, with the assistance of Jere Jarrell, the Board has been able to maintain the current assessment amount for a couple of years; achieved through diligent "cost cutting" measures and careful oversight of contracts with suppliers.

Invoices will be mailed out in January 2017.

WEED SEASON

We look forward to much needed rain, which will result 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.



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, April 24**, there will be a large dumpster delivered to Lot 199 (509 N. Blue Spruce Road). It will continue to be available through **Monday, May 8**. 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, April 26**.

On **Thursday, May 4**, 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.



ANNUAL MEETING

Thank you to all of the homeowners who attended the Annual Meeting in September of this year. It was held at Tiny's Restaurant and we had a wonderful turnout. We are planning for the same time of year and venue for next year.

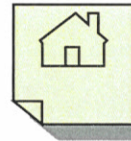
Management Plan

Enclosed please find the 2017 Management Plan. This serves as a guide for Board Members and owners as to the scheduled events for 2017. ***Please be advised, meeting dates are subject to cancellation due to possible lack of quorum; so please contact AMCOR to confirm scheduled meeting.***



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 can 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.

Welcome! To our new Neighbors in 2016

Alan Young

Jordan Anger

Manuel & Mema Cruz

Garry & Deborah Kort

Eddy & Joan Farnum

John Metzger

Steven & Carol Oelke

Thomas Peabody

David & Lori Hawkyard

Robert & Brenda Dudley

Scott Devoe

Patricia Yow

Raymond & Echo Renee
Fulton

Mark Senter & Linda
Schulteis

Michael Gibson &
Deborah rose

Harold & Cynthia Plues

Margaret Leisenheimer

Allison Simmons &
Melanie Baird-Simmons

Patricia Mallamo

Mark & Tracy Buer

Scott & Marjean Stein

Darol & Donna King

James & Susan Gilbert

Timothy & Patricia
Hinman

Shelia Riggs

Donald Roberts

Steven Donato

Mark & Stefanie Lyons

Karen Patterson

Diane Holte



Woodhill Homeowners Association 2017 Management Plan

JANUARY	JULY
No Board Meeting 1 st Mail Annual Invoices to Owners <ul style="list-style-type: none"> • Spring Walk Through Inspection • Prepare Annual Meeting Notice for Board Review 	No Board Meeting <ul style="list-style-type: none"> • Newsletter Articles • Call for Candidates
FEBRUARY	AUGUST
No Board Meeting 15 th Annual HOA Fee is Due <ul style="list-style-type: none"> • Prepare Taxes • Spring Inspection 	No Board Meeting <ul style="list-style-type: none"> • Gather information for 2018 Budget • Mail Annual Meeting Notice
MARCH	SEPTEMBER
4 th Annual HOA Dues are Delinquent 10 th Board Meeting <ul style="list-style-type: none"> • Corporate Taxes Due • Annual Audit • Newsletter Articles 	8 th Annual Meeting <ul style="list-style-type: none"> • Present Draft 2018 Budget to Board • Appoint Officers
APRIL	OCTOBER
No Board Meeting 1 st Corporation Commission 24 th Dumpster Dropped off for Community	No Board Meeting <ul style="list-style-type: none"> • Asphalt Project • Newsletter Articles • Bid Insurance Renewal
MAY	NOVEMBER
No Board Meeting 8 th Dumpster Removed from Community	No Board Meeting <ul style="list-style-type: none"> • Newsletter Articles
JUNE	DECEMBER
No Board Meeting <ul style="list-style-type: none"> • Call Library to Set up September and December Meetings 	8 th Board Meeting <ul style="list-style-type: none"> • Final 2018 Budget Approval • Review and Approval of Annual Contracts • Mail Newsletter to Owners • Insurance Renewal

Board Meetings are at 6:00 p.m. at the Payson Library Meeting Room

***Please contact AMCOR at (480) 948-5860 ext. 103 to confirm
the meeting has not been canceled.***

Woodhill Homeowners Association Adopted Budget for 2017

BUDGETED INCOME 2017

	Count	Annual Charge	Total Levy
Membership Dues	396	\$44.00	\$17,424.00
Transfer Fees			2,600.00
Late Payment Penalty			200.00
Fines or Violations			300.00
Interest on Money Market Fund			10.00
Total Income			\$20,534.00

BUDGETED EXPENSE 2017

Write off of Bad Debt	\$500.00
Insurance	1,200.00
Professional Services Management Company	8,400.00
Professional Services Attorney Services	653.00
Professional Services Accounting Services	2,000.00
Professional Services Web Site Maintenance	250.00
Miscellaneous	75.00
Office Expense	25.00
Postage and Delivery	400.00
Printing and Reproduction	600.00
Storage Space Rental	175.00
Repairs/Maintenance	1,500.00
Drainage Easement Maintenance	3,696.00
Cleanup Project	1,000.00
Taxes/Licenses	60.00
Total Expense	\$20,534.00

The Board of Directors reserves the right to amend any category within the total budget to meet changing circumstances that might occur during the year.

In the event of an emergency the Board of Directors reserves the right to amend the budget to use the Reserve for Future Operation and Maintenance to meet the emergency.

Any unexpended funds in any category remaining at December 31, 2017, and any excess funds collected will be transferred to the Reserve for Future Operation and Maintenance.