

August  
2021

# Community Newsletter

## Woodhill HOA

### FIRE SAFETY

Our neighborhood is situated in the wildland/urban interface and has the potential for wildland fires fed by flash fuels and dried grasses. Residents can protect their property by creating and maintaining Defensible Space around their homes and in their adjacent natural areas.



Defensible Space is an area consisting of well-separated cacti, small brush and trimmed trees. It is kept free of flash fuels such as dried grass and brush. Well-maintained Defensible Space can reduce the intensity of a wildfire and inhibit the spread of fire to your home.

#### Specific actions recommended by the Fire Department:

1. Trim trees so that their branches do not touch the ground; remove dead branches and leaves.
2. Tree branches and shrubs should be trimmed away from your home.
3. Maintain separation between plants and trees so that there is not a continuous path of flammable materials leading to your home.
4. Dead vegetation, fallen branches and litter should be removed.
5. Remove Desert Broom and Fountain Grass (they are prime contributors to wildfire risk).
6. Do not stack wood or other flammables next to your house.
7. Keep a hose with a nozzle attached to your house.
8. Keep Brittle Bush under control; periodically thin areas to maintain separation between plants.
9. Thin overgrown brush and remove flash fuels from areas adjacent to roadways and fences.
10. Trim backyard trees so that their branches are above the fence.

### Candidates for the Board



The Annual Meeting of Owners is scheduled for September (date will be determined by the Payson library meeting room availability). There are three (3) Director positions up for re-election, serving 2-year terms. We are always looking for homeowners willing to volunteer for committees or the Board of Directors. We have a beautiful community and we all want it to continue to be a great community to live in. 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 are interested in volunteering.

### UPCOMING CALENDAR ITEMS

8/13/21 – 5:00 PM  
Zoom/Conference Call  
Log-in is on the Woodhill  
website calendar at  
[www.amcorprop.com](http://www.amcorprop.com)

#### Board of Directors

Alan Chittenden, *President*  
Sabrina Middleton, *Secretary*  
Al Simmons, *Treasurer*  
Ed Cameron, *Director*  
Mark Hayes, *Director*

#### Management

AMCOR Property  
Professionals, Inc.  
Robin Thomas – V.P.  
(480)948-5860, ext. 103  
[rthomas@amcorprop.com](mailto:rthomas@amcorprop.com)  
16441 N. 91<sup>st</sup> Street, #104  
Scottsdale, AZ 85260

#### Accounting

Jere Jarrell  
[jerejarrell@yahoo.com](mailto:jerejarrell@yahoo.com)  
(928) 468-0698



## 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.

### Owner Concerns

Should you have any questions, concerns, or complaints, please contact, Robin Thomas at AMCOR Property Professionals, Inc. – 16441 N. 91<sup>st</sup> Street, Suite 104, Scottsdale, AZ 85260 - (480) 948-5860, ext. 103, or via email ... [rthomas@amcorprop.com](mailto:rthomas@amcorprop.com)



## 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.

Also, please be sure to **not park on the sidewalks** as this impedes foot traffic. Many of our residents are out and about walking the community daily and the sidewalks should not be an obstacle course.



If you are an off-site owner, please make sure all persons living in your home have received a copy of the Woodhill governing documents, and that they understand that the rules are in place for the betterment of the community. A few provisions that are not adhered to on a regular basis are:

- Trash Cans. They are to be stored so **not** to be visible from the street or neighboring property on non-trash pickup days.
- You must obtain written approval from the Association **BEFORE** making any improvements to the exterior of the home or lot.
- Please be considerate, clean up after your dogs.
- Overnight parking on the streets is prohibited.

## Making Sure Your Trees Are Monsoon Ready

Taking the proper steps can help ensure that your trees have the best possible outcome during monsoon season. To keep your trees in great shape, we have provided some recommendations that follow the tree care industry's best standards for tree pruning and maintenance:

- ✓ **Decrease the Risk of Storm Damage**  
When monsoon storms hit, it is important that your trees are pruned properly to reduce the risk of damaging both the tree and property around it.
- ✓ **Improve the Health of Your Trees**  
By ensuring that your trees have the proper pruning, it not only helps reduce damage during monsoon season, but it will also promote continuous healthy tree growth.
- ✓ **Preserve Healthy Growth**  
By having a plant healthcare plan in place which includes supplemental nutrients and fertilizer, you are increasing the trees health and longevity.

# Thank you!

To MARK MILLER! Mark has served as the Architectural Chairman since 2018, serving as both a Board Member and Committee member for many years prior. The biggest responsibility within the Woodhill community is architectural review of exterior improvements. Mark has been diligent in following the guidelines and working with owners to do all he can to help them gain approval for these home improvements. Mark resigned his position as he was voted onto a volunteer position with his church and the time commitment being the chairman of the ARC is considerable. Thank you Mark...we appreciate all of your dedication and service to the Woodhill Community!



## WEED SEASON

Thankfully, we have experienced a rainy July! Along with the rain comes the weeds that have been waiting to sprout. It is much easier to keep the weeds under control if you get them out while they are small. We are all looking forward to some good rains, but let's keep Woodhill looking nice by keeping the weeds under control. Something to keep in mind is the use of a **pre-emergent spray** to treat your soil prior to our monsoon rains, which will keep weeds from germinating. A more expensive but longer lasting approach is to put down weed barrier fabric and cover it with about 2" of rock. This is a very effective long-term solution.

## 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 obtain Architectural Committee approval. You can review the Architectural Committee Standards on the Woodhill website to make sure you obtain the necessary approvals and submit the proper information.



## WOODHILL WEB-SITE



The Woodhill Homeowners Association has a web-site ([www.woodhillhoa.com](http://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.



## LIGHTING

We understand that it is important to have outside lights to light your home, but we have had reports of lights being left on all night and they are shining into neighbors windows. Outside lights should have shields around them and they should be pointed downward to keep the light from affecting neighbors. **LED lights are recommended and can help you save money on your electric bill.**

To learn more about the Town of Payson exterior light provisions, please visit the Association's website.

If you have an issue of lights shining into your windows, please try to talk to your neighbor. If this does not help, you can contact the Town of Payson.



## **Welcome to our new Homeowners...**

Gary Gerken  
Michelle Hagen  
Alma Burnham, Jr.  
Terry & Jane Brenneman  
Todd & Barbara Bowden  
Marvin & Celeste Ruppelt  
Dennis & Patricia Cassidy  
John & Kimberly Norton  
Jacilyn & Mary Wallace  
Daniel & Jacqueline Byerley