

December
2021

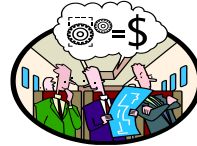
Community Newsletter Woodhill HOA



Thank you to all of the homeowners who attended the Annual Meeting in October of this year. It was held at The Way Church, with Pizza served! We had a wonderful turnout. Bri Middleton and Al Simmons were re-elected. We also welcome Michael Valentiner to the Board of Directors. We appreciate their volunteering to serve this wonderful community. A big THANK YOU! To outgoing Board Member, Ed Cameron...his work in the community has been greatly appreciated over the years.

Management Plan

Enclosed please find the 2022 Management Plan. This serves as a guide for Board Members and owners as to the scheduled events for 2022. ***Please be advised, meeting dates are subject to cancellation due to possible lack of quorum; so please be on the lookout for the emailed Agenda confirming the scheduled meeting date, time and location***



VOLUNTEER(S) NEEDED



The Architectural Committee has the busiest job in Woodhill. With 396 homes and so many owners wanting to improve their property, the Committee is constantly reviewing submittals for

exterior modifications. Pursuant to Arizona Revised Statute, a Board Member must serve as the Chairperson of the Committee. Bri Middleton has taken on this position. However, we still need additional volunteers to assist with the review of Project Request forms that are submitted on a regular basis. If you are interested in being a member of the Architectural Committee, please contact Robin Thomas at AMCOR for more details.

UPCOMING CALENDAR ITEMS

1/14/22 – 4:00 PM
The Way Church
714 N. Beeline HWY, Payson

Board of Directors

Alan Chittenden, *President*
Sabrina Middleton, *Secretary*
Al Simmons, *Treasurer*
Mark Hayes, *Director*
Michael Valentiner, *Director*

Management

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

Accounting

Jere Jarrell
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. 91st Street, Suite 104, Scottsdale, AZ 85260 - (480) 948-5860, ext. 103, or via email ... 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.

Caution at Intersections

There are a few intersections where extra caution should be used before pulling out from a stop sign. It is better to go slow and make sure that there is no oncoming traffic.



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) 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.





Like virtually every other home appliance, water heaters don't last forever — and the unfortunate reality is that they aren't cheap. An average water heater has a lifespan of approximately 10 years.

Does that mean yours will bite the dust on the tenth anniversary of its installation in your home? Not necessarily! But once you pass that 10-year mark (and certainly once you hit 12 or even 15 years), you need to be prepared for water heater failure. And unfortunately, appliances typically follow Murphy's Law and fail when they're needed most, like on a record-breaking cold day or during a family gathering.

The good news is that there are several steps you can take to extend the lifespan of your water heater and monitor its health over the years. This is important because in an ideal world, you'll never have to deal with a catastrophic water heater failure. You'll simply notice a few telltale signs that it's time to replace it. No flooded basements and damp drywall to contend with here!

Key tips to remember

- Water heaters typically have an average lifespan of approximately ten years.
- Prevent sediment buildup in the water heater tank by draining the water heater periodically.
- Your water heater's anode rod is an excellent gauge of the appliance's overall health.
- The temperature on your water heater can be turned down — and doing so can save you money.

The following article was provided by a professional landscape company regarding plant maintenance in the cold weather...

KEEP YOUR PLANTS HEALTHY THIS WINTER

Outsmart frost with prevention and treatment

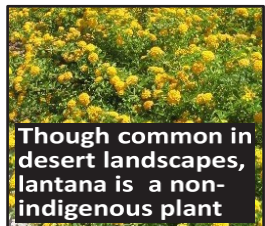
BrightView 

OVER THE PAST DECADES, A SIGNIFICANT NUMBER OF NON-INDIGENOUS PLANTS AND TREES HAVE MADE THEIR WAY TO NURSERIES. THESE PLANTS STRUGGLE TO ADAPT TO THE VAST TEMPERATURE SWINGS OF THE DESERT SUMMER AND WINTER MONTHS MAKING THEM HIGHLY SUSCEPTIBLE TO FROST.

With overnight lows averaging in the 30's and 40's in the Phoenix area, calm, clear nights from approximately November through March are when frost is most likely to occur.

PLANT SELECTION AND PLACEMENT

The best way to prevent frost damage is to choose the right plants for the right locations and use native plant material that is naturally adapted to the desert's extreme temperatures.



Though common in desert landscapes, lantana is a non-indigenous plant

Because plants do not have an internal heat source, their best chance of survival is to absorb warmth from nearby conductors such as swimming pools, walls, concrete, or rocks. When laying out your landscape, place frost-

sensitive plants in a southern or western exposure, where they'll get the most light.

If you have frost susceptible plants in your yard, there are steps you can take to protect them from frost damage.

WATER MID-MORNING

Frost imitates drought by absorbing moisture from foliage when ice crystals form on the leaf surface. This causes the outer foliage to die and the plant can appear dead even though the roots are still alive. When overnight frost is predicted, you can combat this by evenly watering plants in mid-morning (around 9:00 or 10:00). Morning watering allows leaves to dry out before the temperature drops and soil will remain moist enough to retain warmth from the day. Watering too late in the afternoon or evening may also encourage frost damage, as evaporation cools damp leaves.

DRAPE TO RETAIN DAYTIME WARMTH

If an overnight frost is predicted, cover frost-sensitive plants before sunset with a porous cover such as burlap or a special frost covering fabric found at hardware stores. The purpose of draping is to trap radiant heat from the soil so make sure the cover touches the ground to maximize heat retention. Leave coverings on until late morning to avoid shocking your plants since the coldest

COMMON PLANTS SUSCEPTIBLE TO FROST

African Sumac
Red Bird of
Paradise

Lantana
Carob Tree
Hibiscus

Sweet Acacia
Cape Honeysuckle
Yellow Bells

temperatures are just after sunrise. To protect young citrus and other cold-sensitive trees that are too large to drape, you can insulate them by wrapping trunks from the ground to the lowest limbs and leave them wrapped all winter.



Burlap draped loosely over a sensitive plant

DON'T PRUNE UNTIL SPRING

If you end up with frost damage, it will look unsightly for a few months but don't prune away the dead foliage until after the threat of frost is gone or new growth starts in the spring. Since pruning stimulates new growth, removing frost damaged wood or foliage prematurely could bring the plant out of dormancy and the young growth will be more vulnerable to frost damage. Also, frost damaged foliage will act as insulation, helping healthy foliage trap and retain heat. Early frost damage can actually help prevent additional damage from occurring later in the winter season.

When it comes to frost damage, any prevention effort is better than none, and even severely damaged plants may experience healthy regrowth over time.

For a list of appropriate desert plant material, visit <http://plants.usda.gov/checklist.html>



Wait until the last threat of frost and then trim lantana back to its base and it will rejuvenate during the following growing season.

Woodhill Homeowners Association 2022 Management Plan

JANUARY		JULY	
14 th Board Meeting 1 st Mail Annual Invoices to Owners <ul style="list-style-type: none"> • Spring Inspection 		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 • Schedule Shredding Event 		12 th Board Meeting <ul style="list-style-type: none"> • Present Draft 2022 Budget • Mail Annual Meeting Notice • Email Blast re Shredding Event 	
MARCH		SEPTEMBER	
4 th Annual HOA Dues are Delinquent 11 th Board Meeting <ul style="list-style-type: none"> • Corporate Taxes Due • Annual Compilation • Newsletter Articles • Email Blast re Shredding Event 		Annual Meeting – Location TBD <ul style="list-style-type: none"> • Appoint Officers 	
APRIL		OCTOBER	
No Board Meeting 1 st Corporation Commission 18 th Dumpster Dropped off for Community		No Board Meeting <ul style="list-style-type: none"> • Newsletter Articles • Shredding Event 	
MAY		NOVEMBER	
No Board Meeting 9 th Dumpster Removed from Community		10 th Board Meeting <ul style="list-style-type: none"> • Newsletter Articles • Review and Approval of Contracts 	
JUNE		DECEMBER	
10 th Board Meeting <ul style="list-style-type: none"> • 		No Board Meeting <ul style="list-style-type: none"> • Mail Newsletter to Owners • Insurance Renewal 	

Board Meetings are currently held virtually via Zoom/Conference Call unless otherwise noticed to the membership

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