

September  
2023

# 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.



The Annual Meeting of Owners is scheduled for October 5, 2023, 5:00 p.m. at The Way Church. Please mark your calendars! If you are interested in being a candidate for the Board of Director election, please contact AMCOR to obtain and submit a candidate form prior to September 7<sup>th</sup>. Official notice will be sent in early September.

### UPCOMING CALENDAR ITEMS

Annual Meeting  
October 5, 2023  
The Way Church  
Payson, Arizona

#### Board of Directors

Alan Chittenden, *President*  
Mark Hayes, *Secretary*  
Michael Valentiner, *Treasurer*  
Lee Schneider, *Director*  
Dorothy Petty, *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.

## Plan on Painting your Home?

As we strive to maintain the aesthetics and overall appeal of Woodhill, we want to remind all homeowners that prior approval is necessary before embarking on any exterior painting project for your home.



### Why is Approval Required?

The Homeowners Association (HOA) requires pre-approval for exterior paint color choices to ensure that our neighborhood retains its charm and harmony. This process ensures that proposed paint colors align with the overall color scheme and architectural guidelines of our community. By doing so, we collectively contribute to preserving property values and the visual appeal of Woodhill.

### How to Get Approval

Obtaining approval for your exterior paint project is a straightforward process:

1. **Visit the HOA Website:** You can view the list of approved paint color chips on our website at [www.woodhillhoa.com](http://www.woodhillhoa.com). These colors are sourced from Dunn Edwards but can be matched by any paint supplier of your choice.
2. **Select Your Paint Color:** Browse through the available color options and choose the one that best suits your preferences while ensuring it complies with our community guidelines.
3. **Submit an Application:** Once you've decided on a paint color, please submit an application for approval. You can find the application form on the Woodhill website.
4. **Wait for Approval:** The HOA will review your application promptly and communicate its decision. Typically, this process takes a few business days, so plan accordingly.

Ensuring your exterior paint color is approved by the HOA provides several benefits:

- **Maintaining Property Values:** Consistency in exterior color schemes helps maintain and potentially increase property values within our community.
- **Community Aesthetics:** Cohesive color choices contribute to the overall aesthetic appeal of Woodhill, creating a more pleasant living environment for all residents.
- **Respect for Guidelines:** Adhering to the HOA guidelines shows respect for your fellow homeowners and our shared vision for Woodhill.

We appreciate your cooperation in following these guidelines, as they help preserve the beauty and desirability of our community.

If you have any questions or need assistance with the approval process, please feel free to reach out to the HOA office. Our team is here to assist you every step of the way.

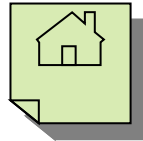


## WEED SEASON

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.

## 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. This includes but is not limited to new roof, windows, doors, any type of lighting, landscape improvements, etc. 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.

## Shredding Event!



We are planning to hold our shredding event again in October. There will be a shredding truck in the street at the opening to Rumsey Park, next to 815 W. Country Lane. The truck will be here between 8:30 a.m. and 9:30 am on October 13, 2023. Bring any papers that you would like to have shredded, and you can dispose of them on that day. The shredding event is free so let all your neighbors in Woodhill know about this opportunity.

## GARAGE SALE SIGNS



Garage sales are a fantastic way for homeowners to declutter and find new homes for items they no longer need. To ensure that our neighborhood remains clean and clutter-free, we kindly request that all residents remove their garage sale signs immediately after the sale has concluded. This small action goes a long way in preserving the overall appearance of our community.



## Welcome to our new Homeowners in 2023...

- Michael & Cheryal Hills
- Linda & Dell Owens
- John Genovese
- Kristi Stuerzer
- Jeremy Sanderson
- Richard & Barbara Done
- Trenton & Melissa Wile
- Rihard & Barbara Penney
- Jeffry & Kathleen Hutchins
- Debra Willison
- Fred & Deedee Eldred
- David & Sheri Oyler
- Juliet Orris
- Teddy & Maryann Furhrer
- Danial Wickey
- Wesley & Patti Guillaume



## We Love our Pets...

As pet lovers, we cherish the joy and companionship our dogs bring to our lives. However, it's essential that we maintain a harmonious living environment within our community. With this in mind, we would like to remind all pet owners of our HOA guidelines regarding the responsible ownership of dogs.

### Outdoor Restraint of Dogs

When your dogs are outside of your home or your fenced-in backyard, it's crucial to have them properly restrained. This measure is in place to ensure the safety of both our residents and our four-legged friends. Unrestrained dogs can run out to people walking, potentially causing accidents or distress.

Here are some key points to remember:

- **Leash Requirement:** All dogs must be on a leash when outside of your home or backyard enclosure. This includes walks around the neighborhood and any common areas.
- **Supervision:** Always supervise your dogs when they are outside to ensure they do not approach or disturb others.
- **Courtesy:** Be considerate of your neighbors. Not everyone may be comfortable around dogs, so it's important to respect their space and boundaries.

### Cleanup After Your Dogs

Another critical aspect of responsible pet ownership is cleaning up after your dogs. Properly disposing of waste not only keeps our community clean but also prevents health hazards. Always carry waste bags with you when walking your dog.

### Barking Control

Excessive barking can be a disturbance to your neighbors, especially during quiet hours. It's important to address this issue promptly to maintain a peaceful living environment. Here's what you can do:

- **Training:** Consider training your dog to reduce excessive barking. Many resources and professional trainers are available to assist with this.
- **Time Consideration:** Be mindful of the time of day. Keep noise levels to a minimum during early mornings and late evenings when neighbors are likely to be resting.
- **Complaints:** If you receive complaints about your dog's barking, please address the issue promptly and work towards a solution.
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By adhering to these guidelines, we can ensure that Woodhill remains a friendly, peaceful, and enjoyable place to live for everyone, including our pets. Let's continue to be responsible pet owners, respecting our fellow residents and the community as a whole.



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