

WOODHILL HOMEOWNERS ASSOCIATION MEETING

Ogden Payson Office – 405 S. Beeline Hwy, Ste. D
Thursday, February 26, 2026
4:30 p.m.

<https://us06web.zoom.us/j/83871044829?pwd=KbUiNIJ0pDbhkQ64aAGWScwJkFTQhs.1>

CALL TO ORDER & ROLL CALL:

SECRETARY'S REPORT

- Review/Approval of Meeting Minutes November 14, 2025

TREASURER'S REPORT

- Review & Acceptance of Treasurer's Report
- Financials from October - December, 2025.

ARCHITECTURAL COMMITTEE REPORT

- Update/Approvals from ACC

OLD BUSINESS

NEW BUSINESS

- 2025 Taxes and Review
- Revisions to Color Board
- Revision to Storage and Tool Shed Structure Standards
- Revisions to Lighting Policy

HOMEOWNER'S OPEN FLOOR DISCUSSION

- Try to limit to 3-5 minutes per member to address homeowner concerns

ADJOURNMENT – Adjourn to Executive Session

EXECUTIVE SESSION - (this is a closed session)

The Board will be meeting in executive session following the open portion of the Board meeting. Although attendance at the executive session is restricted to the Board (members are not permitted to attend), Arizona law requires that members be informed of executive session meetings. The Board may be meeting in executive session to address:

- Legal advice from an attorney for the Board or the Association. See A.R.S. §33-1804(A)(1).
- Pending or contemplated litigation. See A.R.S. §33-1804(A)(2).
- Matters relating to personal, health or financial information about an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association. See A.R.S. §331804(A)(3).

WOODHILL HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES November 14, 2025

CALL TO ORDER Lee Schneider called the meeting to order at 4:30 p.m. The following additional Board Members were present: Paul Glaze, Hugo Segletes, Jason Fogel.

Representing Ogden & Co. (Management Company) – Melissa Glinzak

MINUTES

MOTION made by Paul Glaze, seconded by Hugo Segletes to approve the August 15, 2025, minutes as presented. The Motion carried unanimously.

TREASURER REPORT

FINANCIALS: The financial reports for July through September were presented by Hugo Segletes, including the Edward Jones investment statements. Current operating account balance is \$1,678.72. Reserve is \$32,516.92 and Edward Jones account is \$22,567.60, bringing total assets to \$56,763.24. Interest collected to date on reserves is \$1,138.70. Budgeted income was \$478.01, but actual income was \$188.15. Expenses were reported at \$1,737.03, which exceeds the budgeted amount of \$68.49. Expenses include printing and postage costs and an increase in insurance premiums. Year-to-date income totals \$21,703.27 with expenses at \$18,735.36, resulting in a net position of \$2,966.91. 19 homeowners were past due on assessments, but one was recently collected. Ogden will continue to make efforts to collect these past due amounts.

ARC REPORT

The committee processed 9 requests this quarter, all of which but one were approved.

- 716 N. Boulder Ridge – Repaint of home, changing color from gray to green.
- 608 N. Wilderness Trail – Install gutters on south side of residence.
- 601 N. Blue Spruce Road – Repaint home, body and trim, same colors.
- 604 N. Boulder Ridge – Replace existing garage door.
- 917 W. Landmark Trail – Install a backyard storage shed, painted to match home.
- 922 W. Sherwood Drive – Paint home, body same color, trim charcoal slate.
- 805 N. Blue Spruce Road – Deck, replace wood flooring and railing.
- 830 W. Sherwood Drive – Repaint of home, change color to tan and white.

OLD BUSINESS

None.

NEW BUSINESS:

UPCOMING BOARD ELECTIONS: A copy of the ballot and the accompanying documents was presented to the Board for their review and approval. There are three candidates for the three open positions. They are Cindy Bryant, Matt Haney, and Lee Schneider. Ballots will be mailed out the week of November 18th. The Annual Meeting will be on December 12th at 5:30 p.m. at the Ogden Payson office.

2026 PROPOSED BUDGET: A copy of the 2026 proposed budget was provided to the Board and also presented at the meeting to those in attendance. To finish out 2025, approximately \$4,000 will need to be moved from reserve to operating to cover the shortfall created by an increase to the insurance premiums (due to the pending lawsuit). Due to these expenses, and estimated increased for 2026

expenses, the proposed budget included a 20% increase in assessments, from \$44 annually to \$53 annually. The 2025 budget was projected at \$23,160 with the 2026 budget projected at \$29,025, for an estimated increase in expenses of \$5,865. The 20% will not cover the full increase but the Board is hoping that, as the year progresses, there will be a reduction in expenses, especially printing/postage if more owners switch to email as their source of communication.

A motion was made by Paul Glaze to approve the 2026 Budget and the increase from \$44 to \$53 annual assessment.

Hugo Segletes seconded.

Motion passed unanimously. The 2026 Budget along with a letter will be mailed to all the owners in the community.

LEASE/RENT ENFORCEMENT POLICY: Recently Ogden became aware of 2 homes being used as short-term rentals. Both owners were contacted to notify them of their non-compliance with the restriction on rentals in the CC&Rs. Rentals must be for no less than 30 days. To ensure compliance with the CC&Rs, the Board was provided a Lease/Rent policy for their review and adoption. The policy details exactly what is considered a violation and also provides a fine schedule solely for rentals, with the first offense being a warning, second offense a \$1000 fine, third offense \$1500 fine, fourth and subsequent offenses are \$2000 fines.

A motion was made by Paul Glaze to adopt the Lease/Rent Enforcement Policy as provided.

Jason Fogel seconded.

Motion passed unanimously. This policy will be sent out to all the owners, posted on the website, and provided to the Central Arizona Board of Realtors and real estate agents to ensure they know the rules regarding rentals in Woodhill.

OPEN FORUM:

A question was raised by a new owner regarding the use of a management company and wanting to keep the dues low. It was explained that the goal of the Board is to keep the dues low while ensuring that property values stay high, which is why a management company is involved. They handle the day to day and keep the animosity between neighbors down by not having neighbors policing other neighbors and Ogden also makes sure that the money is safe and handled appropriately.

There being no further business, the meeting was adjourned at 5:14 p.m.

Respectfully submitted,

Jason Fogel, Secretary
Woodhill HOA Board of Directors

Melissa Glinzak, CAAM, MBA
Ogden & Co. Inc.

**Woodhill HOA – Treasurer’s Report
Board Meeting – February 23, 2026**

 **Current Balances** *(as of November 10, 2025)*

Account	Balance
Operating	\$19,687.63
Reserve	\$47,810.95
Total	\$67,498.58

 **Monthly Snapshot – 12/31/2025**

Category	Budgeted	Actual	Variance
Income	\$477.89	\$4,852.49	\$4,374.60
Expenses	\$1,768.70	\$4,394.36	\$-2,625.66

Quick Notes:

- ⚠️ 12 homeowners past due on assessments; 4 past due on violations
 - ✅ Other Income is over budget (more than estimated number of homes were sold)
 - ⚠️ Office Admin over budget due to increase in postage and printing costs
 - ⚠️ Insurance over budget due to increase in premium
 - ✅ Management Fees are under budget (offset the Office Admin fee)
 - ✅ Meeting Expense is under budget (offset the Office Admin fee)
-

 **Year-to-Date – 12/31/2025**

- **Income:** \$28,379.94 *over budget due to prepaid assessment in December*
 - **Expenses:** \$26,490.12 *behind track (\$3,330.12 over budget due to insurance)*
 - **Net Position:** \$1,889.52 (but this is due to the prepaid assessments) – not a true picture
-

Reserve Fund – 12/31/2025

- **Balance:** \$49,804.86 (funds had to be moved to operating in November to cover expenses)
 - **Interest collected to date:** \$53,000 invested, interest is \$1159.20
-
-

Delinquencies

- **Total:** \$1,465 – 16 owners
 - **Status:** 11 Late notices sent; 1 with attorney for collections; 4 collecting violations
-
-

SOON Upcoming

- Insurance renewal
 - Investment/CD Purchase
 - Prepaid Assessments - \$6,305.25
-
-

Prepared by: Melissa Glinzak for Matt Haney



Community Association Bank

Accurate as of: Monday, February 2, 2026

*CAB Interest Checking

Tier	Rate	APY
\$ 0.00 - \$25,000 & Over	0.05%	0.05%

Minimum Opening Deposit \$100

*CAB Money Market

Tier	Rate	APY
\$1,000 - \$99,999.99	0.15%	0.15%
\$100,000 - \$249,999	0.20%	0.20%
\$250,000 - \$499,999	0.25%	0.25%
\$500,000 - \$999,999	0.47%	0.47%
\$1,000,000 & above	0.57%	0.57%

Minimum Opening Deposit \$1,000

Fixed Rate CD Ladder

Term	Rate	APY
3, 6, 9 and 12 Months	3.25%	3.30%

*Must open a 3, 6, 9 and 12 month CD, in equal amounts to open a CD Ladder. Each CD earns the rate and APY above. At maturity, each CD renews at current 12 month CD Term which may be different from the original term. Minimum opening deposit \$2,500. for each CD. See a banker for complete details.

Interest Rates & Annual Percentage Yields (APY)

*The illustrated minimum collected balance must be maintained to obtain the disclosed APY for that tier. Fees could reduce the earnings on the account. Penalty may be imposed for early withdrawal on accounts with stated maturities. The interest Rate and APY may change after account opening for accounts without a stated maturity. APY assumes interest will remain on deposit until maturity. Interest on tiered accounts is paid on the

*Fixed Rate Certificate of Deposit (CD)

Term	Rate	APY
30 Days	0.75%	0.75%
60 Days	0.75%	0.75%
90 Days	1.00%	1.00%
6 Months	3.60%	3.67%
9 Months	3.50%	3.56%
12 Months	3.25%	3.30%
18 Months	3.00%	3.05%
24 Months	2.75%	2.79%
36 Months	2.75%	2.79%
48 Months	2.75%	2.79%
60 Months	2.75%	2.79%

Minimum Opening Deposit \$1,000

Contact banker for current rate information



Woodhill Homeowners Association

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	\$9,093.03		\$9,093.03
1010 - Reserve Cash		\$47,804.86	\$47,804.86
1716 - Receivable From Operating		\$2,000.00	\$2,000.00
Total Assets	\$9,093.03	\$49,804.86	\$58,897.89
Total Assets	\$9,093.03	\$49,804.86	\$58,897.89
Liabilities / Equity			
Liabilities			
2215 - Payable to Reserves	\$2,000.00		\$2,000.00
Total Liabilities	\$2,000.00		\$2,000.00
Equity			
3501 - Retained Earnings	\$5,203.19	\$48,645.84	\$53,849.03
3615 - Net Income (Loss)	\$1,889.82	\$1,159.02	\$3,048.84
Total Equity	\$7,093.01	\$49,804.86	\$56,897.87
Total Liabilities / Equity	\$9,093.01	\$49,804.86	\$58,897.87

Woodhill Homeowners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4010 - Assessment Income	4,542.20	-	4,542.20	23,609.25	17,424.00	6,185.25	17,424.00
4040 - Legal/Collection Reimbursement	10.00	-	10.00	815.00	-	815.00	-
4401 - Late Fee Income	-	25.00	(25.00)	265.00	300.00	(35.00)	300.00
4402 - Fines/Violations	-	4.13	(4.13)	700.00	50.00	650.00	50.00
4410 - Other Income	300.00	200.00	100.00	2,895.00	2,400.00	495.00	2,400.00
4421 - Interest Income - Operating	.29	166.63	(166.34)	95.69	2,000.00	(1,904.31)	2,000.00
4998 - Reserve Subsidy	-	82.13	(82.13)	-	986.00	(986.00)	986.00
Total Income	4,852.49	477.89	4,374.60	28,379.94	23,160.00	5,219.94	23,160.00
Total Income	4,852.49	477.89	4,374.60	28,379.94	23,160.00	5,219.94	23,160.00
Operating Expense							
Expense							
5011 - Drainage Easement Maintenance	-	450.00	450.00	4,950.00	5,400.00	450.00	5,400.00
5701 - Legal	-	83.37	83.37	945.00	1,000.00	55.00	1,000.00
5708 - Office Admin Printing and Postage	1,078.30	95.87	(982.43)	3,220.41	1,150.00	(2,070.41)	1,150.00
5717 - Shredding	-	-	-	-	200.00	200.00	200.00
5727 - Website	-	58.37	58.37	173.21	700.00	526.79	700.00
5729 - Meeting Expense	625.50	100.00	(525.50)	625.50	900.00	274.50	900.00
5730 - Miscellaneous	-	8.37	8.37	300.00	100.00	(200.00)	100.00
5800 - Management Fees	900.00	972.72	72.72	11,050.00	11,850.00	800.00	11,850.00
5802 - Taxes Licenses	-	-	-	110.00	60.00	(50.00)	60.00
5804 - Insurance Premium	1,790.56	-	(1,790.56)	5,116.00	1,800.00	(3,316.00)	1,800.00
Total Expense	4,394.36	1,768.70	(2,625.66)	26,490.12	23,160.00	(3,330.12)	23,160.00
Total Expense	4,394.36	1,768.70	(2,625.66)	26,490.12	23,160.00	(3,330.12)	23,160.00
Operating Net Total	458.13	(1,290.81)	1,748.94	1,889.82	-	1,889.82	-

Woodhill Homeowners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Expense							
7010 - Reserve Interest	8.32	-	8.32	1,159.02	-	1,159.02	-
Total Expense	8.32	-	8.32	1,159.02	-	1,159.02	-
Total Income	8.32	-	8.32	1,159.02	-	1,159.02	-
Reserve Net Total	8.32	-	8.32	1,159.02	-	1,159.02	-
Net Total	466.45	(1,290.81)	1,757.26	3,048.84	-	3,048.84	-

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
4010 - Assessment Income	13,068	1,276	880	440	176	1,517	623	230	88	88	681	4,542	23,609
4040 - Legal/Collection Reimbursement	-	-	80	30	185	-	10	(10)	-	-	510	10	815
4401 - Late Fee Income	-	-	110	110	45	-	-	-	-	-	-	-	265
4402 - Fines/Violations	-	-	-	750	-	-	-	(50)	-	-	-	-	700
4410 - Other Income	100	300	100	450	300	200	100	400	100	200	345	300	2,895
4421 - Interest Income - Operating	1	1	18	22	21	1	32	-	-	-	-	-	96
Total Income	13,168	1,577	1,188	1,802	727	1,718	765	570	188	288	1,536	4,852	28,380
Total Income	13,168	1,577	1,188	1,802	727	1,718	765	570	188	288	1,536	4,852	28,380
Operating Expense													
Expense													
5011 - Drainage Easement Maintenance	450	450	450	450	-	900	-	900	-	900	450	-	4,950
5701 - Legal	-	-	-	220	-	430	-	250	-	45	-	-	945
5708 - Office Admin Printing and Postage	100	-	-	285	-	1,144	112	99	239	67	98	1,078	3,220
5727 - Website	-	-	-	92	-	-	81	-	-	-	-	-	173
5729 - Meeting Expense	-	-	-	-	-	-	-	-	-	-	-	626	626
5730 - Miscellaneous	-	-	-	-	-	-	-	300	-	-	-	-	300
5800 - Management Fees	1,150	900	900	900	900	900	900	900	900	900	900	900	11,050
5802 - Taxes Licenses	50	-	-	-	-	-	60	-	-	-	-	-	110
5804 - Insurance Premium	-	-	-	2,128	-	-	599	-	599	-	-	1,791	5,116
Total Expense	1,750	1,350	1,350	4,075	900	3,374	1,752	2,449	1,737	1,912	1,448	4,394	26,490
Total Expense	1,750	1,350	1,350	4,075	900	3,374	1,752	2,449	1,737	1,912	1,448	4,394	26,490
Operating Net Total	\$11,418	\$227	(\$162)	(\$2,274)	(\$173)	(\$1,656)	(\$986)	(\$1,878)	(\$1,549)	(\$1,624)	\$88	\$458	\$1,890

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 12/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Expense													
7010 - Reserve Interest	1	-	-	-	186	2	2	4	5	4	947	8	1,159
Total Expense	1	-	-	-	186	2	2	4	5	4	947	8	1,159
Total Income	1	-	-	-	186	2	2	4	5	4	947	8	1,159
Reserve Net Total	\$ 1	-	-	-	\$ 186	\$ 2	\$ 2	\$ 4	\$ 5	\$ 4	\$ 947	\$ 8	\$ 1,159
Net Total	\$ 11,419	\$ 227	(\$ 162)	(\$ 2,274)	\$ 13	(\$ 1,654)	(\$ 984)	(\$ 1,874)	(\$ 1,544)	(\$ 1,620)	\$ 1,036	\$ 466	\$ 3,049

Woodhill Homeowners Association

ARCHITECTURAL STANDARDS FOR EXTERIOR PAINT AND STAIN

When selecting home colors, remember the Woodhill Philosophy and be a friend to the Woodhill subdivision by choosing colors that complement the block and are in harmony with the Woodhill subdivision.

The Architectural Committee Standards for external color schemes is limited to three colors. With the exception of "**the front door**" all doors must be the body color (hue) of the house, **or the front door may be an approved color selected from the Architectural Committee door color palette and must be in harmony with the color scheme of the house.** ~~The saturation levels of all door colors may vary provided the color remains in the same hue. The front door may be an approved color selected from the Architectural Committee color palette and must be in harmony with the color scheme of the house.~~ The one exception is for the natural color of wood or wood looking doors (fiberglass) and they are not included in the three color limit. Security doors must blend with the body color of the house. Porch and safety railings must be painted the trim or body color of the house (with the exclusion of white for railings). White may only be used in trim applications **(and on garage doors and security front doors provided the house trim is white)** and is considered a color only for this purpose.

To this extent, the Architectural Committee in accordance with the CC&R's has assembled a paint and stain palette based on most acceptable existing home and fence colors within the Woodhill subdivision. Keep in mind the color chips are from different manufacturers; however they can be computer matched by most paint stores.

Many of the existing colors in the Woodhill subdivision were custom mixed by either Payson Paint or Neumann Paint. Both paint stores may have records to identify and match colors by lot numbers, address or builders. Once the colors are identified and approved the home owner may select the retailer of their choice. In addition, all of the Woodhill approved paint colors can be viewed at www.dunnedwards.com-listed under Woodhill HOA.

If you are changing any of the exterior colors of the house including but not limited to: the body, trim and doors, **you must submit a change of color form to the Architectural Committee and receive Approval before work begins, failure to do so could result in fines or stoppage of work.** The submitted color may be on the approved color palette; however, the selected colors must blend with the environment and be in harmony with the neighborhood before they are approved. Trim and accent colors must be in harmony with the body color of your house and blend with the forest.

The approved front doors colors that can be used as an accent for the home are limited to the following:

- DEFD 47, Blue in Barbados
- DEFD 14, Red-Y for Fun
- DEFD 27, Lemon Macaron
- DEFD 32, Slightly Jaded

This includes Security Screen Doors which must be painted the same color as the front door to match.

The above colors are the ONLY variation allowed from the house body color requirement for front doors.

Door color changes require Architectural Committee approval. The door colors are available from Dunn Edwards dealers but can be matched by any paint dealer.

Existing color schemes painted with Architectural Approval are "grandfathered" or accepted in their current colors. All new color changes are subject to this amended Architectural Standards for Exterior Paint and Stain Document.

For additional information refer to the Architectural Committee Approved Color Palette Form.

Form: WHOA- P&S-1

Adopted by the Architectural Committee

Approved by the Board of Directors 4-13-2007

Amended by the Board of Directors 3-11-2011

Amended by the Board of Directors 2-10-2012

Amended by the Board of Directors 2-26-2026

DRAFT

Woodhill Homeowners Association

Architectural Committee Standards for Storage and Tool Sheds or Structures

Article 10.19 of the CC&R's: Storage and Tool Sheds or Structures.

An owner or other person with the owner's permission shall be permitted to erect, on his, her or its Lot, a storage building which is not attached to the Dwelling Unit on that Lot, so long as the **Construction and Appearance** of such storage building is **substantially** similar to the Dwelling Unit located on that Applicable Lot. Plans for all Storage and Tool Sheds or Structures must be submitted to the Architectural Committee for Approval before erection, construction or placement of such building on a Woodhill lot.

Storage and Tool Sheds or Structures must be of construction substantially similar to the Dwelling Unit and painted the body color of the house. The roof is limited to two equal slopes. The roofing material must be of the same material and color as the house. The maximum allowable height of a shed or structure is ~~9~~ 10 ft. The shed must be behind a solid 6ft high fence and have Architectural Committee Approval as to where it is placed on the lot to minimize its visual appearance from the street and the neighbors. **An exception would be a garage type structure that may be aligned with the front of a garage or front facing fence, whichever is set back further from the street. Another exception, which would need approval from the Architectural Committee would be a "lean to" type structure that could be situated along the side of the house or garage, no larger than 7' tall x 5' long x 3' wide. The structure would need to be painted to match the home.**

Metal Storage Sheds or Structures are Not Allowed.

Vinyl sheds will be permitted in fenced-in yards on an individual basis and should not be visible from the street. A manufacturer's color cut sheet must be submitted to the Architectural Committee for approval. The shed and roof of the shed must be earth tones in color (no whites) and blend with the color of your house.

Storage Sheds or Structures must be placed 3ft from the property line and 10 ft from the Dwelling Unit. Storage Sheds over ~~444~~ 200 sq ft require a permit from the Town of Payson. Storage Sheds or Structures attached to the Dwelling Unit require a permit from the Town of Payson.

Play Houses are Detached Structures and must conform to the above Architectural Committee Standards.

Existing Storage and Tool Sheds or Structures installed before March 11-11 with Architectural Committee Approval are grandfathered in and not subject to this document. As of March-11-11 a replacement or alteration of existing sheds or structures voids the grandfathered clause and all work requires Architectural Approval.

Woodhill Homeowners Association

EXTERIOR LIGHTING POLICY

LANDSCAPE DECORATIVE LIGHTING

Low profile decorative landscape lights may be installed along on the ground for walkways/entryways and in the backyard of homes and must adhere to the provisions above. String lights are prohibited if visible from neighboring property, except during the times permitted for Holiday Lighting below.

TREE, FLAGPOLE AND ORNAMENTAL LIGHTING

Low profile landscape lights may be installed to accent a tree, flagpole or ornamental landscape decor. The light source shall be shielded; not to exceed 25 watt spot lights either low or 110 volt system. Solar panel voltage is also permitted.

PERMANENT ACCENT / "FOREVER" LIGHTS

Permanent architectural accent lighting (commonly referred to as "forever lights") may be installed under eaves or architectural features provided that:

- Lights are installed under the eaves of the home so bulbs are not visible.
- Lighting is directed downward onto the Owner's structure only.
- Colors, brightness, and operation remain reasonable and non-disruptive. For times that are not attached to holidays, the light must be of a warm off-white tone.
- No flashing, chasing, or animated effects are permitted except when being used as holiday lights.

CAFÉ / STRING STYLE LIGHTING

Café or string-style lighting is permitted **only** in rear yards and only when installed under covered patios, canopies, or eaves so that bulbs are shielded from neighboring view. Such lighting:

- Must not be visible from neighboring property, if someone is standing and looking at a 6' level.
- Must be warm-tone, low-intensity, and steady (no blinking or color-changing outside Holiday Periods).
- May not be installed in trees, front yards, side yards visible from neighboring property, or along perimeter fencing.

HOLIDAY/STRING LIGHTING

Celebratory holiday lights may be placed on the exterior of your home and landscape during holidays. "Holiday lights" would be lights traditionally used for holiday decorating and should not include large spotlights or flood lights. If flood lights are used, they must be pointed toward the home, cannot cause light to spill onto neighboring properties and must not point toward the street. Holiday lights may be displayed [need Board to determine good holiday décor timelines].

SECURITY LIGHTING

Security lighting must be directed as not to shine on neighboring property. The light source must be shielded (i.e., the bulb is not visible). Floodlights are not allowed unless they are set on motion sensors and only come on for short intervals and must adhere to the provisions above.

PROHIBITED LIGHTING

All high intensity, sodium and barn lights, unshielded flood lights, ~~string lighting~~ and like are prohibited.

TOWN OF PAYSON EXTERIOR LIGHTING POLICY

The Town of Payson Unified Development Code 15-02-002(c) states the following:

Outdoor lighting shall be shielded and screened so as to reflect away from streets, adjoining properties and the sky. Outdoor lighting fixtures shall not exceed 30 feet in height within the parking area, and 15 feet in height within 30 feet of a residential area. In addition, the average light intensity of a site shall not exceed four foot candles average, measured three feet above finished grade.

In addition, code states:

All exterior lighting fixtures shall be fully shielded so that the source of illumination is not visible from adjoining properties, public ways or the sky.” UDC Section 15-03-002.H.

No lighting shall be allowed if the lighting shines off of the owner’s lot onto any adjacent lot. This includes pole lighting, porch lights, night lights (dusk to dawn), flood lights, patio lights, and any other type of lighting that may be installed. Furthermore, lights must be directed down to said property (unless stated otherwise in this policy). ***Approval from the Architectural Committee is not needed provided the Owner follows the guidelines set herein.***

Amended by The Board of Directors
September 22, 2023
Amended by the Board of Directors
February 26, 2026

DRAFT