

# WOODHILL HOA

## Spring Newsletter

### President's Message

#### WHOA Board President - Lee Schneider

I would like to thank all homeowners for your continued support of the Woodhill HOA Board of Directors. We remain committed to transparency and open communication as we work to serve our community.

The ARC Committee has recently introduced new paint color options for home exteriors, including body, trim, and front door accent colors. In addition, we are actively reviewing and updating our CC&Rs, many of which are now over 20 years old, to better reflect the needs of our community today.

One area where we would appreciate your assistance is in improving how we communicate with you. Currently, we are required to send many notices by mail, resulting in annual postage costs of approximately \$1,500-\$2,000. To help reduce these expenses, we encourage homeowners to opt in to email notifications and enroll in Auto Pay through the Woodhill Portal. If you need assistance setting this up, please contact Amanda at the Ogden office, or feel free to stop by the Payson office—they are always happy to help.

With winter coming to an abrupt end, this is a great time to begin lot cleanup and ensure your property meets Firewise standards where needed.

Lastly, at our May Board meeting, we will be reviewing updates to our lighting and decorating policies to be more inclusive of holidays throughout the year, rather than focusing solely on the Thanksgiving-to-Christmas season. The ARC Committee, led by Hugo Segletes, is spearheading this effort.

Thank you again for your continued support and involvement in our community.

Thank you,

Lee Schneider, WHOA President

#### MEET YOUR BOARD

Lee Schneider- President  
Matt Haney- Treasurer  
Jason Fogel- Secretary  
Hugo Segletes- Director At Large  
& ARC Chair  
Cindy Bryant- Director At Large



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**Spring has officially sprung and with that comes all the tasks that need to be completed outside of your home to prepare for summer**  
**Please make sure the following items are addressed on the exterior of your home and in your yard:**

**Exterior Spring Cleaning Checklist:**

**1. Home Exterior**

- Power wash siding, brick, or stucco as needed
- Touch up paint on siding, trim, shutters, and front doors
- Check for and repair any visible damage (e.g. cracked stucco, loose panels)

**2. Roof & Gutters**

- Clear debris from gutters and downspouts and off roofs. Pine needles are highly flammable. Make sure you do not have any pine needles on your roof.
- Inspect for visible roof damage or missing shingles

**3. Windows & Doors**

- Repair or replace torn screens
- Replace any broken window panes
- Ensure doors and frames are in good condition and painted

**4. Landscaping**

- Trim overgrown bushes, shrubs, and trees
- Remove all weeds from yards and driveways (especially noticeable for our owners with paver driveways)
- Remove any dead plants or trees

**5. Driveways & Walkways**

- Power wash as needed
- Repair cracks or broken concrete
- Remove stains and weeds

**6. Fences & Gates**

- Repair loose or damaged boards/panels
- Repaint or stain if faded or peeling

**7. Outdoor Fixtures**

- Clean and check condition of exterior light fixtures
- Remove or store seasonal decorations
- Ensure house numbers are visible and in good repair
- Remove clutter or unused items from porches, patios, and yards



Let's work together to keep our community clean, safe, and welcoming. If you have any questions or need assistance, please don't hesitate to contact the HOA office at 928.363.1696.





# PET FRIENDLY NEIGHBORHOOD



As pet lovers, we all appreciate the joy and companionship our dogs bring to our lives. To help maintain a safe and harmonious community, we would like to remind all pet owners of our HOA guidelines regarding responsible dog ownership.

## **Outdoor Restraint of Dogs:**

When dogs are outside of your home or fenced backyard, they must be properly restrained. This policy is in place to ensure the safety and comfort of both residents and pets. Unrestrained dogs may approach or run toward others, which can lead to accidents or create unnecessary concern.

## **Please remember the following:**

- Dogs must be on a leash at all times when outside of a secured backyard enclosure.
- This applies to walks throughout the neighborhood and all common areas.
- Dogs must be on a leash if in the garage (with door open) or in front yard.

**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:

- Assess if your dog(s) in distress
- Bring your dog inside
- Use bark collars for training
- Do not leave dogs outside for extended periods or over night.

**Time Consideration:** Be mindful of the time of day. Keep noise levels to a minimum during early mornings, evenings and late through the night.

**Complaints:** If you receive complaints about your dog's barking, please address the issue promptly and work towards a solution. If the management company receives complaints, you may receive a violation. Neighbors may also call Payson PD which could result in a citation.

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.

**Meet Your HOA Staff:**  
**Melissa Glinzak- CAAM- Community Manager**  
**Amanda King- CAASP- Assistant Manager**  
**Patti Martin- Receptionist**  
405 S. Beeline Hwy Suite D, Payson, AZ  
928-363-1696

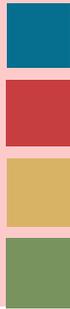
# ARCHITECTURAL STANDARDS/UPDATES

## REVISIONS TO COLOR BOARD



The Architectural Committee has approved four **NEW** door colors that are now on the Color Pallet, Security Screen Doors must also be painted the same color as the front door to match. The below colors are the **ONLY** variation allowed from the house body color requirement for front doors. The four new colors are listed on the HOA website, Dunn Edwards and Payson Paint. You must submit a change of color form to the Architectural Committee and receive approval before work begins. The approved front door 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 Macron
- DEFD 32, Slightly Jaded



## OTHER UPDATES/THINGS YOU SHOULD KNOW

### NO SIGNS

**The ONLY signs that are allowed:** Professionally made For Sale and For Rent. These signs can **ONLY** be on the lot. **NO** other signs are allowed and **NO** signs may be placed on common area.

### How to Firewise a Vacant Lot:

- Remove any dead and dying trees, plants, weeds, shrubs or grass
- Remove lower and dead branches, logs or tree trimmings (trim trees up 6ft)
- Remove any pine needles/cones, overgrown vegetation



### PARKING AND TEMPORARY PARKING PERMITS

If you have friends or relatives visiting for a few days and you lack driveway space, you can e-mail and request temporary parking from Ogden to park on the street. Remember, the Association requires prior approval for overnight street parking. Additionally, avoid parking on sidewalks to ensure clear pathways for foot traffic. Many residents enjoy walking in our community daily, and sidewalks must remain unobstructed.

### UPCOMING MEETINGS

#### Board Meetings:

- May 28, 2026 @ 4:30 P.M.
- August 28, 2026 @ 4:30 P.M.
- November 13, 2026 @ 4:30 P.M.

#### Annual Meeting:

- December 11, 2026 @ 4:30 P.M.
- \*dates are subject to change

## REVISIONS TO STORAGE AND TOOL SHEDS or STRUCTURES

Storage and Tool Sheds or Structures **NEW** revisions is as follows:

- The Shed may be in addition to an unattached shed, and may be a single lean to tool shed.
- Cannot exceed 7ft high, 5ft long and 3ft deep
- Paint colors have to match the house



### See Something, Say Something

If you notice anything unusual or suspicious, don't ignore it—report it. Your awareness and quick action can make a big difference in keeping our neighborhood safe.

What to Watch For:

- Unfamiliar vehicles driving slowly or repeatedly through the area
- Individuals loitering around homes, vehicles, or common areas
- Suspicious activity such as attempting to access property without permission
- Unusual noises or disturbances

What to Do:

- If you feel there is an immediate threat or emergency, call 911 right away
- For non-emergency concerns, contact the local non-emergency police line (928) 474.5177
- Share relevant information with HOA management when appropriate (928) 363.1696

Helpful Tips:

- Keep exterior lights on at night
- Lock doors, windows, and vehicles
- Get to know your neighbors and look out for one another

By staying alert and working together, we can continue to make our community a safe and welcoming place to live.

**Remember: If you see something, say something!!**

### WOODHILL LADIES LUNCH BUNCH

The ladies of Woodhill gather for a monthly lunch bunch on the first Monday of each month.

This wonderful group has been meeting for over for 25 years, and all ladies in the Community are warmly welcome to join.

Please watch you emails for additional details

