

PROVIDENCE AT SHEELY FARMS NEWSLETTER

Your Board of Directors

Joseph Garcia-President

Bob Birr-Treasurer

Michael Lamb-Officer

Robert Dupont-Officer

Property Manager

Robin Gillett

Osselaer Company

602-277-4418

NEXT BOARD MEETING

February 23, 2012 at 7 PM Location
Estrella Mountain Police Dept. 2111 S.
99th Ave Tolleson 85353

TREASURER CORNER

Thanks in large part to cost cutting measures; the HOA was able to add \$30,000 to the reserve account (rainy day fund) for 2011. The total balance is now over \$80,000. This is an improvement from February 2010 when it was only approximately \$20,000. While it sounds like a large amount, the goal is to have a minimum of \$100,000, which is the equivalent of approximately six months operating expenses. Association dues collected are approximately 6% higher than year end 2008. With the improvement in the economy, we are hopeful this has not only stabilized, but will continue to grow. Dues for 2012 will remain the same for the third year in a row.



TRASH CANS

Please help us keep the neighborhood looking its best-remove your trash receptacles in a timely manner each trash day! Receptacles should not be moved to the curb until the evening before pick up, and should be removed

the evening of pick up. All addresses should be on the cans and they should be stored out of sight-not in the driveway or yard. The bins left on the street or sidewalk continually make the community look unsightly-please help with this ongoing nuisance! Fines will be assessed by the association and/or city for homeowners who do not comply with this rule.

HOLIDAY DECORATIONS



All lights and holiday décor must be removed by January 24, per the CC&R's. This will be strictly enforced as last year some residents left lights up for months.

VACUUM BREAKERS

Please be aware that each individual homeowner is responsible for plumbing issues related to their own backflow valves, cages and plumbing within their property lines, including irrigation. As there has been a rash of back flow thefts recently, we recommend all homeowners have a cage and lock over the back flow for protection.



LANDSCAPING AND TREES

The association maintains the front yards of the association on a 3-4 week cycle. This service includes weed removal, mowing, raking and minor shrub trimming when necessary. If weeds grow between visits, homeowners are welcome to assist with removal. Not included with landscaping maintenance: irrigation repairs, replacement of trees, plants or flowers, tree trimming. Homeowners are responsible for all tree maintenance in the front and back yard.

ARCHITECTURE CHANGES

Any change to the lot, home or yard requires an architecture request to be submitted through the property management company. The Board will review the request and reply within 30 days of submittal.

ANNUAL MEETING

The annual meeting will be held this year in March or April. We have not achieved a quorum of the membership the past two years. We ask that all homeowners get involved with your community and submit a ballot. Any owner who mails, faxes, emails or brings a ballot to the meeting will be registered to win gift cards-details to come with the annual meeting notice.



COMMITTEES

We are looking for homeowners to serve on various committees, such as architecture, newsletter and parking. We need more community involvement to help monitor parking and security. Anyone interested in volunteering time can attend the February Board meeting or contact the property manager. We would very much encourage and appreciate your help!

NEIGHBORHOOD WATCH

If you are interested in setting up a neighborhood watch, please contact officer AJ Dolack with the Tolleson Police Department at 602-495-0354 for more information. This would be a great way to help provide more security for the neighborhood!

BASKETBALL HOOPS

Basketball hoops should not be left out continually on the sidewalk or street. You may lay them down on the side of the house when not in use.



PETS

Please remember you live in a community where properties are close to each other. Dog barking continues to be a problem. Dogs in the back yard should not be allowed to disturb neighbors. Residents who experience a problem with this are encouraged to contact the City of Phoenix for information of city ordinances.