

Moon Mountain Vista HOA News

Spring 2016 Newsletter

<http://tiny.cc/MMVHOA>

480-339-8803

Two New Directors Elected to HOA Board

Arlene Crevier and Jay Shetler have assumed their positions as new directors on the board of the Moon Mountain Vista (MMV) Homeowners Association. They were elected to three-year terms (2016-2018) and replace John Lee and Ian Bode whose terms expired. Bryan Ginter, Paul Maloney, and Terry Olbrysh are the other board members whose terms have not expired.

The board at its January 23, 2016 meeting unanimously appointed officers for 2016 as follows: Bryan Ginter, President; Arlene Crevier, Vice President; Terry Olbrysh, Treasurer; and Paul Maloney, Secretary.

The board also expressed its appreciation to John Lee and Ian Bode for their excellent service to the HOA and its homeowners. Lee served nine years as a director in capacities such as secretary and vice president, as well as chairing the Architectural Review Committee. Bode served three years as treasurer, during which time the amount of unallocated HOA reserve funds increased.

Spring brings Improvements

It is great to see so many MMV homeowners sprucing up their homes this spring. We have seen houses being painted, new windows and solar panels being installed, and flowers in pots starting to show their colors. These improvements keep this neighborhood desirable as a place to live. Keep up the good work! Home and landscaping improvements benefit everyone. Please let us know if you know of property improvements or Homeowners working to help beautify our neighborhood so we can give them credit in future editions of this newsletter.

Councilman Gates to Leave Office

Bill Gates, our Phoenix Councilman for District 3 since 2009, is resigning his elected post effective May 31 to run for election as a Supervisor for Maricopa County. Bill has provided strong support for issues important to our neighborhood and spoke at several Moon Mountain Vista–Eaton Block Watch meetings since he joined city council. We thank him for his support and wish him well in his campaign for the county supervisor position. City Council will select a successor to complete Gates' term from applicants.

Street Safety Request Made to City

Homeowners turning onto Evans and Mandalay Drives from 19th Avenue know well how difficult it is to turn onto or out of the streets, especially when cars are parked close to the intersections. The Moon Mountain Vista–Eaton Block Watch has made an online request to the city to paint the curbs red to prevent all parking near the intersections. Last month an abandoned car was left at the Evans Drive and 19th Avenue for several days which increased the risk of accidents. The City Streets Department is investigating the request currently. More information will be provided when the department responds.

Crime Reported in HOA Neighborhood

Three cars on the north side of West Evans were broken into and personal property stolen during early morning hours on Saturday, February 27. Owners reported the crime to police who responded and

completed a report. Anyone with information on the theft should call the policy non-emergency number at 602-262-6151.

City Ordinances: Are they enforced by HOA's?

Homeowners sometimes contact the MMV HOA to report violations that are not covered by the CC&R's but instead are violations of City of Phoenix ordinances. Examples include barking dogs that create a public nuisance, backwash or draining pools on public streets, and trimming trees overhanging streets by less than 12 feet. Some sections of the HOA CC&R tend to overlap City Ordinance and can be enforced by the HOA. However, these complaints should be made first directly to the appropriate department of the City of Phoenix or resolved directly between homeowners. If the issue is not resolved, the HOA Community Manager Joe Munson should be notified by calling 480-339-8803.

Public Nuisance Ordinance Part of City Code - Regarding excessive and constant barking dogs, City Code 1962, § 8-6; Ord. No. G-4776, § 1 makes it unlawful for any people to keep or maintain an animal or bird in the City in a manner likely to disturb the peace, comfort or health of any person residing within the city. A person found responsible is guilty of a Class 1 misdemeanor and may be fined from \$150 to \$2,500. When the animal owner does not voluntarily comply, the city will pursue civil citations, criminal charges, or contractual abatement until the violations have been resolved. To report excessive and constant barking of dogs, Homeowners should call the police at 602-262-6466.

Backwashing Pools on Streets Prohibited - HOA board members also have received complaints about backwashing of swimming pools into the streets. City Code, Section 31-8 and Section 23-33 prohibits discharging or allowing water to escape onto a city street, other right of way, or other city property. A violation of these sections constitutes a Class 1 misdemeanor and may result in a fine of up to \$2,500, imprisonment of up to six months, probation not to exceed three years, or a combination of the three. Each incident or day of violation constitutes a separate offense.

Homeowners could use the water to irrigate landscaping except for salt-sensitive plants such as citrus, hibiscus, or the clean-out drain in the front of HOA homes instead of draining pool water into the street. Homeowners should consult city water service guidelines for instructions if using the clean-out to drain pool water. Pools must be emptied using a residential pool service or using the drain clean-out at a reduced volume so it does not backup into the home. Homeowners must be cautious in using the clean-out drain and should read the city web site for water service guidelines.

Parking on or over a Sidewalk Forbidden – Homeowners with guests visiting for several hours or overnight are asked to ensure they are not parking with their wheels on the sidewalk. If your guests will be staying at your home overnight or for several days, please ask them to park in your driveway when possible since Article 8, section 8.1, subsection (v) eliminates on-street parking. If you or your guest park are parking in the driveway, no part of the vehicle may protrude onto or block the sidewalk in accordance with Phoenix City Ordinance 36-134 (Code 1962, § 37-50.03; Ord. No. G-1554 and G-1851) and state statute (A.R.S. § 28-873) which prohibits standing or parking on or over a sidewalk.

Vehicle Parking Restrictions on your lot - If you own or operate large vehicles that exceed 3/4 ton (generally truck Class 3 and larger) or any vehicle taller than 7 feet or longer than 18 feet, please strive to find alternative parking solution away from your property. Homeowners who own or operate mobile home, trailer, camper shell, boats and boat trailers or similar equipment or vehicles need to be especially mindful of this article. Specifically, MMV HOA CC&R's Article 8, section 8.1, subsection (o) states, "No motor vehicle vehicles classified by manufacturers rating as exceeding ¾ of a ton, mobile home, trailer, camper

shell, boat, boat trailer or hand glider or similar equipment or vehicle may be parked, stored, maintained, constructed, reconstructed or repaired on any lot, street or common area, visible from neighboring property within the property, provided, however, the provisions of this section do not preclude the parking in garages or on driveways if (i) pickup trucks of less than ¾ ton capacity (with or without camper shells) providing the height of such pickup truck and camper shell shall not exceed seven (7) feet or (ii) mini motor homes or other recreational vehicles which do not exceed seven (7) feet in height or eighteen (18) feet in length, if those vehicles are used on a regular and recurring basis for basic transportation.”

Any questions regarding this or any HOA restrictions can contact our Community Manager Joe Munson at 480-339-8803 for further clarification. In some cases, the Community Manager may need to consult with the HOA Board of Directors on specifics, but in most instances he will refer to details in our CC&Rs.

A Muddy Mess

The HOA has been working with the City of Phoenix to resolve an erosion issues on the dirt road (West Moon Mountain Trail) which exist on and above the southern slope of our common area. The erosion has resulted in large amount of debris behind 14227 N. 16th Avenue. During the monsoon months, the dirt and debris flow through the wash between Lot 31 and 32, eventually collection in the street making a muddy mess. The City of Phoenix Street Maintenance Department has is responsible for cleaning the street and are contacted with the streets are muddy. The HOA Board hopes we can continue to work with the city to find a viable and longer term solution.

Special Thanks

The HOA Board of Director would like to extend very special thanks the Marianne Bayardi, Ian Bode and all those involved with a recent voluntary cleanup of the common area behind lot 31 and the surrounding area. The several hours of work and large load of debris hauled to the city dump at no cost to the HOA did not go unnoticed. Additionally, the frequent efforts of Terry Olbrysh in clearing and maintain the other washes is very much appreciated. We welcome all volunteer opportunities within the HOA.

Masthead

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