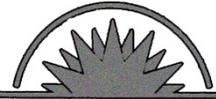


Sunridge Patio Homes

Sunridge holds **HOA Board meetings** on the **2nd Monday of each month at 6:00 pm at PMG Services**. We encourage Homeowners to attend. HOA Website: www.sunridgepatiohomes.com



December 2018

Joan and Laura, Editors
PMG Property Manager
Leslie Lahner
Llahner@pmg-service.com

Board Members: Laura Bush, President; Joan Robinson, Vice-President & Treasurer; Brooke Foust, Secretary; Kathy Nelson, Director; Polly Queen, Director

Community Renovation Project



In consultation with Frank Civil Consulting, the Board is working on a comprehensive project to renovate key elements of the community that are in disrepair or have aged. Our community was built from 1979 through 1983, making the Sunridge structures, some foliage, and our roads 40 years old.

Over time, our community's roads have been patched and some landscaping has been updated or replaced. But much of the community needs an overhaul. Not only would this overhaul positively impact long-term savings on water and repairs, but it will also improve the appearance and market value of Sunridge.

Actions the Board is considering:

1. Reassess irrigation use in the common areas.
2. Reconstruct drainage areas into the canal/wash to perform as they were originally designed.
3. Adjust slopes from yards into the roads and possibly xeriscape front yards to reduce water waste.
4. Replace deteriorated roads (1930 and 1850) in full.

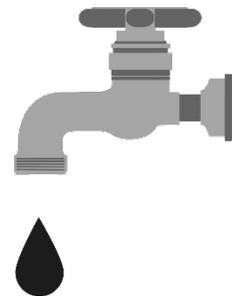
Note about Painting: We are aware that our community would benefit from painting, but the deteriorating roads and water consumption are the HOA Board's current priority.

Water S.O.S

As a community, **we share a common water metering system**. In the past, Sunridge HOA board members have researched the cost of converting to individual metering, but doing so was extremely expensive, and the Board decided against it. In 2019, we project our water use will be **24% of our budget**—the highest line item. This means the water for each individual lot will cost **\$53** of your **\$221.11 monthly assessment**. A few reasons for the high water bill include poor water management on individual lots, pipe leaks, and broken irrigation lines. For example, in December 2018, a break in a water line cost \$5,800 to repair.

We can all conserve water and keep our water costs down by doing the following:

- **Report water leaks to the property manager.** The moment you see suspicious water leaking or running on your own lot or in the community, contact PMG.
- **Check your own unit's water shut-off valve.** Is it corroded? Leaking? Buried from sight? Make sure you know its location. The board is considering a rebate program for homeowners who will repair or replace their shut-off valve.
- **Make conscious choices in your backyard to conserve water.** Adjust your watering system according to the season. Turn on "rain delay" for at least 72 hours after it rains. Landscape with low-water-use plants. Consult "Landscape Plants for the Arizona Desert," a full color booklet available online: www.amwua.org



**As a courtesy to all our residents,
please remember the following community rules.**

Pets / Animals

- Homeowners/tenants must clean up their pets' feces (cats and dogs) and not allow their property to be offensive to sight or smell. This responsibility includes picking up in all our common areas, including but not limited to the basin around the tennis court, the field by the pool, and frontage rock areas along Westwood. Fines may be assessed for non-compliance. Violations may also be reported to Mesa Animal Control at 480-644-2268 (Mesa City Code 8-6-28).
- Homeowners/tenants are prohibited from feeding all outdoor animals.
- Quiet your pets. Continuous noise exceeding 15 minutes violates the City of Mesa Disturbance Ordinance.
- Animals shall not be chained or tied outside.
- Dogs off leash are in violation of the City of Mesa Animal Control Ordinance with Leash Law (4845).
- An unreasonable number of pets are not permitted to be harbored, hoarded, or kept on Lots.



Parking / Vehicles / Garages

- Units have two-car garages. Homeowners/Tenants should park their vehicles inside their garage.
- Limited parking spaces for residents and their guests are available and in designated areas only. One car per unit may be parked on the street.
- Overflow parking is on Westwood.
- No parking on red curbed designated fire lanes.
- Parking in driveways is not permissible if the driveway is less than 18 feet long or if the vehicle extends past the ribbon curb. Diagonal parking is not permitted.
- Parking is permissible in the two end zones by the Baseline wall on 1930 and in the one end zone on the north side of 1850.
- At no time are homeowners or tenants to drive over their lawn to park on their driveway. Damage to sprinklers by vehicle parking may be assessed to the homeowner.
- No campers, motor homes, recreational vehicles, boats, RVs, trailers, toy haulers, ATV's, scooters, golf carts, skateboards, bicycles, tricycles, children's toys or other wheeled vehicle shall be parked, stored, or left unattended in common areas, including streets.
- Service and construction vehicles shall be allowed on the premises, but not be left more than 24 hours.
- Parked vehicles must be moved after 72 hours.
- High profile vehicles that may restrict the vision of drivers in the community must be parked on Westwood.
- The Board and Management reserve the right to enforce parking rules by any means available, including fines and/or towing at the owner's expense without notice.
- Keep your garage door down to deter theft.
- No vehicle repairs are allowed on the premises except for emergencies.
- Car washing is not allowed in the community.

