

Valencia II HOA Update

MAY 2020

Volume 1/Issue 2



FINANCIAL UPDATE

March Financial Summary

- ❖ Total Income = \$102,199.28 (includes \$17,792.89 tax repayment)
- ❖ Operating Expenses = \$57,796.65
- ❖ Capital Improvement = \$4,400
- ❖ Net Income \$24,950.90
- ❖ \$15,000 moved into Reserve Fund account

Valencia II Community Association
April 2020 Financial Update
David Garcia - Treasurer

[Click here to download the full financial update.](#)



Valencia II has a new property management company - City Property Management

Valencia II City Property Management Company will officially start on June 1st and will be sending out Welcome Letters to the homeowners next week. This letter will inform homeowners what to expect, who the association management team is, who to contact with questions, review assessment payment protocol, and share instructions on how to log onto the association Portal and download the APP.

If you want to create an account now click here: <https://homeowners.cityproperty.com/Login.aspx>

Happy Summer from the Valencia II HOA Board!

Welcome to the second issue of our monthly Valencia II digital newsletter!

This issue features updates on Valencia II's new property management company, our landscape, reminders from the architectural committee and a review of recently updated amendments in the CC&R. We have included links to additional documents throughout the newsletter. However, if you find yourself hungry for more info, check out what's new on our [website](#).

We hope you find this communication helpful. Share your feedback by sending an email to Dustin Snow with Snow Property Services at dustin@snowaz.com. Enjoy!

Welcome Rich Douglas to the Board of Directors

Rich was appointed to fill the unexpired term (2019 – 2022) created by Brian Joo, who recently resigned. Rich brings over 40 years of Local Government experience to the BOD. Rich previously served the City of Chandler as the Community Services Director, Assistant City Manager and City Manager. Rich and his wife, Nan live in Alicante and you can see Rich every morning working out at Valencia Park.

We would like to thank Brian Joo for his service on the BOD and wish him best in his future endeavors.

WATERFOWL AND COMMUNITY LAKES

BY ESTRELLA WATER

One of the attractions in any lake community is the presence of waterfowl. Ducks, geese, coots and blue herons are some of the common waterfowl that are present in our area lakes. While aquatic birds are enjoyable to have around a lake, there are several issues that everyone should be aware of to enhance our relationship with them and to make the most of their presence in our communities.

[Click here to read more.](#)



Architectural Committee

Just a friendly reminder that any changes to your front and back yards requires homeowners to submit a request form. Also, anything hanging above the boundary walls (i.e. Bistro Lights, Poles, Portable Sheds, and Basketball Hoops) is a violation to our Rules and Regulations and is subject to a possible fine.

When in doubt, please submit a request, Thank You!

Hardscape/Landscape Updates

Grass Conversion

Be a little patient with the brown grass you see in the neighborhood. The Rye grass is dying off and Bermuda grass will come through. The process will take six weeks or so.



Irrigation Update

Valencia II's irrigation system is currently 14 years old and it is (unfortunately) not giving us any breaks. Because each major leak costs anywhere from \$250-\$600 to fix, the Landscape Committee is checking with the manufacturer for options to prolong its life. Our landscape vendor will provide a workorder history by the end of May so that we can do additional analysis.

Acid Injection System

The community's Acid Injection System helps us maintain the health of our plants and vegetation by adjusting the pH and improving nutrient absorption. This system sits within Valencia II's irrigation system and has been recently repaired. To be sure the system is operating properly, one week after the acid injection system is running reliably, we will test the water and we will test the soil 3 months after. We will also begin checking the system once a week and our acid supplier will check it every month.

Fixing Water Leaks

Valencia II has 18 watering controllers across the 7 subdivisions. Current run time times for each controller is 5:00 am and 12:00 pm on Monday, Wednesday, Friday and Saturday, with a cycle through for approximately 2 hours. Volunteers and Board Members will be inspecting all areas looking for puddles, very wet granite, etc. and report back to the Landscape Committee for investigation and repair.

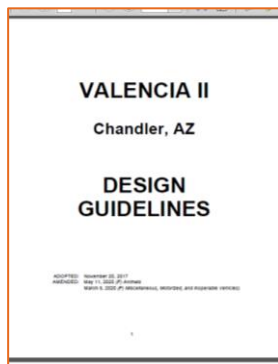
[Click here to download monthly landscape report from our vendor.](#)

NEW DESIGN GUIDELINES

We have updated Valencia II's Design Guidelines. These guidelines are intended to provide clear instructions on how to adopt design principles established for our community.

If you are planning any modifications to your property, please refer to this document.

[Click here to download the document.](#)



Compliance Corner

Effective Immediately, the Valencia II Board of Directors has approved the following amendments to Section F. Misc. of the Design Guidelines:

Animal

(Amendment *(in red)* adopted on May 11, 2020)

A reasonable number of generally recognized household pets kept in accordance with the Association rules shall be permitted. No other animals, including horses or other domestic farm animals, fowl, or poisonous reptiles of any kind, may be kept, bred, or maintained within Valencia. All pets, when not kept within the homeowner's residence, shall be kept in a fenced yard or on a leash at all times.

Leash as defined by Maricopa Animal Control:

"Leash, chain, rope, or cord of not more than six (6) feet in length and of sufficient strength to control action of said dog."

No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance to other owners. It shall be the responsibility of each Member to remove immediately any droppings from pets. Upon the written request of any Member, the Board shall determine whether a particular animal is a generally recognized house pet or whether the number of animals exceeds the maximum number permitted. The Board has sole and absolute discretion in determining an animal to be a nuisance.

Motorized and Inoperable Vehicles



(Amendment *(in red)* adopted on March 9, 2020)

All motorized vehicles, including motorcycles, ATV's, Golf Carts, go-carts, etc., are not permitted to be operated on any vacant parcel or common area, including bike paths and walkways.

Unregistered or outdated vehicles may not be parked, stored, or maintained so as to be visible from neighboring property.

"Minors under the age of 16 who do not possess a valid Driver's License are prohibited to operate any motorized vehicle that is capable of traveling 15 mph. Vehicles include but not limited to motorcycles, ATV's, Golf Carts, go-carts, etc. Violators will be fined \$200.00 for the first offense and \$500.00 after first violation."

Lights

No spotlights, floodlights or other high intensity lighting shall be permitted that will allow light to be directed or reflected on any other lot. Members are encouraged to use the lowest wattage necessary to reduce light pollution. Reminder: Bistro Lighting is permitted in front yard court yards.



Temporary Structures and Equipment



No structure of temporary character shall be used at any time, either temporarily or permanently. Temporary buildings or structures approved by the Architectural Committee for use during the construction of an approved dwelling unit shall be removed immediately after the completion of construction.

No machinery or equipment of any kind shall be placed or operated upon or adjacent to any lot or other property with the exception of equipment that is customary in connection with the construction of approved structures.



Upcoming Dates

June Board of Director Meeting – Monday, June 15th, 2020 @6:00 pm

NOTE: Location to be determined. Watch your email for details.

July Board of Director Meeting – Monday, July 13th, 2020 @6:00 pm

NOTE: Location to be determined. Watch your email for details

Chandler News

<https://www.azcentral.com/local/chandler/>

<https://www.chandleraz.gov/news-center>



If you have questions or need more information, please contact Dustin Snow with Snow Property Services at 480-635-1133 / dustin@snowaz.com.