



**Valley Ranch Patios, Inc.**

C/O DHB Management Services  
P.O Box 12047, Prescott, AZ 86304

E-mail: [dhbmgmt@cableone.net](mailto:dhbmgmt@cableone.net)

[www.valleyranchpatios.com](http://www.valleyranchpatios.com)

November, 2011

Dear Neighbors,

In an effort to reduce the cost of mailing the December newsletter that includes the 2012 budget, ballot, etc., the Board of Directors is sending this to let you know what changes to expect in 2012 and beyond.

1. Historically, Valley Ranch Patios Inc. has paid to remove and replace landscaping plants, including trees at the request of the homeowner.

After a discussion with attorneys from Carpenter Hazelwood who specialize in Homeowner Association law, our Board voted to discontinue doing that beginning January 1, 2012. The attorney discussion did not result in a cost to the Association.

It was explained in this way. The homeowners own the lot and the plants on that lot. They are responsible for the cost of removal and replacement of plants on that lot including the easement. The Hidden Valley Association CC&R's state: 3.04 Easements "Easements on lots for utilities, drainage or other purposes shall not be obstructed in a manner which interferes with such purpose, but the area of each lot embraced by such easements shall be maintained by the Owner of the lot." The easement for the patio homes goes from the garage door to the street. The VRP CC&R's Section 4.01 states: "The Group shall maintain and otherwise manage and be responsible for the maintenance and repair of all exterior portions of the Dwelling(excluding the roof) fences and landscaping of the grounds of each Lot visible from the street which may be necessary to **maintain the good appearance and condition of the property.**" This gives the Board power to interpret the meaning in a reasonable manner as to the timing and extent of the maintenance.

Enclosed is page 2 of our present Dwelling Maintenance Policy with the addition of the following:

...Landscaping

- The Association shall provide landscaping services on each Lot including routine maintenance of trees and shrubs from the street to the rear side wall of the house, excluding the back yard area. That includes trimming, blowing, raking, fertilizing and maintenance of the landscape irrigation system. In the event of death of landscaping on a Lot, the Lot Owner shall be solely responsible for the cost of removal and replacement. K-Ler Land Works will remove small dead plants at no extra cost to the homeowner or Association and the emitter to that plant closed. Large dead trees must be removed at homeowner expense. Owners shall be responsible for damage caused by roots of trees and bushes as well as drainage issues. Owners shall be responsible for following HVA Architectural Committee Rules regarding the removal and replacement of trees and large shrubs. The Committee requires a request for approval to remove and replace medium to large perennial plants as does VRP.

Owners shall use the services of K-Ler Land Works for the removal of medium sized trees and large shrubs because they know the location of irrigation lines. Large trees require the service of a tree removal company. If homeowners do not use K-Ler Land Works, any damage to the irrigation system must be repaired and paid for by the owner.

Also included with this letter is the updated portion of the Maintenance Standards Sheet. The only change relates to the item "Plantings visible from the street".

K-Ler Land Works shut the irrigation system off November 2, 2011 for the winter season. If we have a dry winter season as predicted, we should give our plants water from time to time to keep them in a healthy condition.

To meet Firewise requirements, there are still some lots that require thinning. K-Ler Land Works is putting together a list of properties that are still overgrown. The Board will continue the thinning program as in 2011.

An issue to be discussed at the January Annual meeting is the gradual replacement of the irrigation lines. The system is 30 years old, replacement parts are no longer available and it's increasingly difficult for K-Ler Land Works to maintain.

The continuance of the program to rock the front of properties that was started two years ago depends upon the irrigation replacement discussion. If the ground is disturbed, rock placement should be the last step.

2. The Hidden Valley Association has appointed Earl Covin to be responsible for all Association curb cuts. If an owner requests approval to replace a driveway and it does not have a City of Prescott required rolled curb cut the owner is required to put one in.

When VRP replaces a driveway, the owner will be required to pay for the curb cut if the present one does not meet Prescott code. At present the cost is about \$ 800.

3. Last, but most important, it's that time of year we ask for your assistance on the Board. One director will be leaving. The primary responsibility is helping to make good decisions for the Association. The commitment requires 1 ½ hours a month at the Board meeting. We have 15 properties that are rented and 39 properties are vacant or have part-time residents. If you care about your property, the Association and keeping the assessment cost down, please consider helping, even if you've served in the past. Your ideas are especially needed. I'd love to receive a call.

Sincerely,

Sue McGavock, President  
Valley Ranch Patios Board  
1353 Coyote Rd.  
541-7757

PS: **A reminder!** Please send DHB Management Services a copy of your homeowners insurance face page when the policy is renewed. This is a CC&R requirement.