

# **CREEKSIDE PROPERTY OWNERS ASSOCIATION COMMUNITY POLICIES**

March 2020

## **ANNUAL ASSESSMENTS**

Prior to January of each year the Treasurer will review expenditures for the prior year and prepare a budget for the new year. The Board of Directors will meet and approve the budget. The billing for the annual assessment will be sent to the members during January and payment will be due by March 1. You will be able to make payment electronically, mail a check or deliver a check to the sales office.

## **ANNUAL MEETINGS**

An Annual Meeting of Members is set for the first Thursday of April of each year at 1 pm, Voting for Directors will be conducted by mail with the appropriate ballots sent to the property owners in advance. At the Annual Meeting the Board of Directors will announce the elected directors and turn the meeting over to the new directors. The new directors will appoint the officers for the years and address the scheduled agenda. Following that, there will be an open session where the attending members can speak to any concerns or issues they have.

## **BARK BEETLES AND DEAD TREES**

There has recently been a significant increase in bark beetle infestation in most of Northern Arizona, primarily due to drought conditions.

Generally, bark beetles attack a tree, boring through the outer bark, and then tunneling and laying eggs in the soft inner bark. In most cases, this activity causes the death of the tree. In about 30 days, the new hatch leaves the tree and attacks adjacent trees. An attack on a tree by bark beetles may not be detected until late in the cycle when the tree starts to fade and die. Trees turn brown very quickly, but the process is already underway before it is noticeable. Insecticide will not kill beetles once they enter the tree.

To protect our trees in Creekside, and to reduce the risk of fire from dead trees, it is critically important that infected trees be identified and removed while the beetles are still in the tree. Representatives of the Association are actively looking for infected trees, and property owners should do the same. Please advise us immediately if you notice trees that appear to be dying.

Pursuant to the CCR's, Property owners are responsible for maintaining their Lot, and removing from their Lots deadfall and other debris that could create a fire hazard and cannot maintain any object on their Lot that creates a nuisance as to the neighboring lots.

The CCR's give the Associations right of entry to remove trees which may contain bark beetles, or other tree destroying pests, upon 10 days prior notice to the owner. Cost of removal of the trees shall be paid by the property owner.

## **COMMUNICATION**

To the extent possible, all correspondence will be by email. Please be sure to advise the Association of changes in any of your contact information.

## **CONSTRUCTION HOURS**

Construction hours are to Monday thru Saturday 7am to 5pm. This applies to new home construction, remodeling and any other activity that is major in nature. It does not apply to small projects by property owners such as landscape maintenance, home repair and cleaning etc.

## **DOGS**

The City of Show Low zoning ordinance allows a maximum of three pets per household and dogs must be licensed. Residents are responsible for cleaning up after their pets on all POA property including roads, trails and greenbelts. .

Dogs must be on a leash when outside of animal enclosures. While we understand that having a dog outside on your own property off leash seems acceptable, we have been getting complaints about dogs running off lots and chasing pedestrians, bicycles and other dogs. If you cannot control your dogs while outside on your lot, they must be kept on a leash.

Please be courteous when walking the trails with your dog. If your dog is aggressive in nature it is your obligation to move off the trails to let other pedestrians, with or without animals, pass.

Dogs that bark continuously may not be kept in outside enclosures. It is your responsibility to control your animals and if you cannot prevent them from barking continuously, they must be kept inside your home.

As the community continues to grow, the barking and cleanup issues are going to become more and more of a problem. The cooperation of all owners is needed to avoid having to implement and enforce stricter controls on pets.

#### DRAINAGE

Drainage structures and ditches in Creekside were designed by the project engineer and approved by the City. Each property owner is responsible for drainage on their own lot. Water enters every property from the uphill side (either an uphill lot or a road) and exits on the downhill side. During summer rainstorms the volume of water running across lots can be significant. Be sure to maintain positive drainage for at least 4' away from your foundation. All drainage on your property, and erosion protection in that drainage, is your responsibility. Maintenance of the culvert under your driveway is also your responsibility. The Association owns the roads and the trails and will do basic maintenance along the bar ditches as needed to protect the roads and trails.

A number of owners have elected to make improvements to the bar ditches in front of their lot by installing rock and additional culverts at their own expense. Please keep in mind that if you choose to do so, you will need to first get Architectural Review Committee approval and thereafter maintain these improvements at your own expense.

#### FENCING AND PET ENCLOSURES

Perimeter fencing (fencing along lot lines) is not permitted. String lines along lot lines are not permitted other than those required during home construction.

Privacy fencing in the rear yards of lots along the perimeter of Creekside will be considered on a case by case basis.

The policy regarding pet enclosures is that they must be within the building envelope, behind the home, and not visible from the street to the extent possible. Location and size of the enclosure must be approved by the Architectural Review Committee before construction can be started. Animal enclosures may be no more than four feet high and the only pre-approved material is brown vinyl clad chain link. Pet enclosures which penetrate the rear yard setback along the perimeter of Creekside will be considered on a case by case basis.

#### FIRES AND FIREPLACES.

No open fires are permitted on any lot for any reason. This includes fire pits, outdoor wood burning fireplaces and the open burning of debris or trash. No wood burning fireplaces or wood burning fire pits are permitted on a patio or elsewhere on a lot.

Gas and wood burning fireplaces, constructed to code, are permitted inside a dwelling. Gas fireplaces, gas/propane BBQs, gas heaters and gas fire pits are permitted outside a home only if they are located on a covered patio that is attached to a house.

## LANDSCAPING

The CCR's require that all landscaping be approved by the Architectural Review Committee. This provision will be strictly enforced. The general policy of the Review Committee is to encourage the use of native materials and to maintain lots in a natural condition. Keep in mind that clearing of lots and removal of living trees requires approval from the Architectural Review Committee.

When construction of a new home is completed, some portion of the lot is invariably scarred and needs to be restored. Conceptually, this is an effort to return the lot to a natural condition with materials that occur naturally. Pine cones and pine needles will be installed by the builder so that the scarred areas of your lot ends up appearing more natural and requires less maintenance.

The use of colored bark will not be approved. The extensive use of crushed rock as a ground cover will not be approved. Limited use of crushed rock and artificial turf are acceptable within pet enclosures, subject to Architectural Review Committee approval.

The approved materials list for rock used for erosion control is as follows. Large black cinders (1-2") work well around the sides of homes to deflect water coming off roofs. Leach rock also works well for this purpose and blends in fairly well. Keep in mind that these materials may not be used for extensive ground cover and their use is limited to four feet around the edges of a home. Crushed rock that has an unnatural or artificial appearance will not be approved.

Larger rock should be used along drainage channels. Approved rock for drainage channels includes native sandstone, river run and large malapai. All use of rock must be approved by the Architectural Review Committee.

Planting of trees and shrubs do not need approval provided the trees and plants are purchased from a local nursery. All terracing and any other form of complex landscaping or yard improvements still requires approval.

You are responsible for the maintenance of all installed landscaping, including weeding and watering.

You may remove dead trees and dead native shrubbery without approval. Live trees may not be removed without approval.

## MAIL BOXES AND GATE CLICKERS

Mail boxes are available to owners of homes that are completed or under construction. One mailbox is available for each home. Gate clickers can be purchased from the Association for \$30 each, which is the cost the Association pays for them.

## OUTDOOR RECREATION EQUIPMENT AND STRUCTURES

Outdoor recreation equipment including playground equipment, trampolines and basketball hoops are not permitted. Picnic tables, ramadas and storage sheds may be approved by the Architectural Review Committee subject to location and materials.

## OUTSIDE LIGHTING

All outside lighting must be indirect, low intensity, non-colored lighting. All lighting must be down directed, without motion detectors, and all lighting is subject to the approval of the Architectural Review Committee.

## PARKING AND STORAGE

Pursuant to the CCR's, no overnight on street parking is permitted. No vehicle of any type including but not limited to, boats, trailers, campers, travel trailers, motor homes, recreational vehicles, ATV's and motorcycles may be stored on any Lot unless contained within an enclosed garage. No repair work on any of the above may be performed outside of a garage.

Temporary parking on driveways by owners or guests for less than two weeks is permitted. Long term parking of vehicles outside by owners is not permitted, including on driveways. Parking

of motorhomes and RV's on driveways for the purpose of loading and unloading is permitted provided it is for a period of less than 5 days.

#### RENTALS

Leases for a period of one month or more are permitted. No rentals for shorter periods are permitted. No dwelling unit may be used as a Bed and Breakfast. No rentals of a portion of a dwelling unit is permitted.

#### SATELITTE DISHES

The location of satellite dishes must be approved by the Architectural Review Committee prior to installation. Whenever possible, dishes should be placed where least visible to neighbors.

#### SECURITY ISSUES

If you notice strangers around homes or on trails, people using ATVs on our trails or other suspicious activities, please contact the police department. It is the responsibility of all residents to be watchful and report suspicious activities to law enforcement. AFTER contacting law enforcement, please advise one of the directors of the nature of the incident so we can track these types of activities.

The Show Low Police Department Senior Patrol is a group of volunteers who work with the police department and patrol neighborhoods, parks and business areas. They offer *Property Watch* for homeowners who are not full time residents. This service is at no charge (donations appreciated). The forms are available in the sales office or contact them at 928-537-5091 extension 247.

#### SIGNS

The following signs are the only signs that may be placed on Creekside lots:

- A single 18x24 For Sale or For Rent sign. No offsite signs are permitted.
- Small signs that identify a security or alarm company.
- Temporary signs advertising Yard Sales.

No other signs may be placed on lots including No Trespassing signs, advertising of any type, signs of subcontractors or other vendors. No signs of any kind may be nailed on trees.

#### SNOW REMOVAL

The Association will schedule snow removal when snow depth on the roads exceeds four inches and when there is no likelihood of immediate melting. Snow will not be removed from private driveways by the Association. When heavy snow occurs please do not drive on the roads before arrival of the snow plows any more than necessary as vehicles pack the roads and make removal difficult. When snow levels on the roads warrant plowing, construction access will be prohibited until plowing is completed.

#### TRAILS

The trails are for use by Owners and their invitees only. No motor vehicles or mountain bikes are allowed on the trails. All pets must be on a leash while using the trails. Please remember to clean up after your pets.

#### TRASH CAN ENCLOSURES

Trash cans must be contained in garages or if outside, in an enclosure constructed in the same fashion as the air conditioning enclosures. They may not be left exposed on the sides of garages.

#### VEHICLES IN CREEKSIDE

Only street legal vehicles may be operated on the streets within Creekside. This includes ATV's and motorcycles that have valid Arizona license plates for highway use. Off road plates do not qualify. No vehicles may be used on the trails. The speed limit in Creekside is 25 MPH.

## **HOA CONTACT INFO**

Diana Gates takes care of all POA activities including billing, bookkeeping, gate clickers, PO boxes, CCR compliance and landscaping. Diana can be reached at [diana@creeksidepoa.com](mailto:diana@creeksidepoa.com) or at 928-940-9252.

Cory Frampton  
For the Directors  
Creekside Property Owners Association