

LEGACY VILLAS NEWS

Issue No. 31, October 2019

Board of Directors/Officers

President:

Jenifer Lovejoy

Vice President:

Joan Simonetti

Secretary/Treasurer:

Lori Verreault

Aaron (Ace) Clark

Liz Grigg

Susan Morgan

Contact:

LegacyVillas98
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Website:

<http://www.legacyvillas.org>

Facebook:

Legacy Villas

Meetings:

As called. Check the community bulletin board for notice and agenda.

Annual Meeting

The Annual Meeting of the Legacy Villas Homeowners Association will be held on Wednesday, November 13, at 7:00 PM at the Deer Valley Community Center, Room 8, 2001 W. Walhalla Lane (just before the 101 on 19th Avenue), Phoenix, AZ.

A 10% turnout of eligible voters (homeowners) is required for a quorum. Please plan to attend and participate in decisions which affect you and your property as well as our community as a whole. Each Unit/Lot is entitled to cast one vote. If there is more than one owner per lot, please designate one individual to cast a vote for all. Owners must be current on all assessments, monetary penalties or other fees and charges in order to vote.

Agenda items include: overview of current year activities, current financial status, adoption of the annual budget, election to the Board of Directors, future projects, and residents' questions and concerns. An agenda and voting materials will be mailed before the meeting. However, homeowners are urged to attend the meeting in person in order to learn first-hand what is happening in the community and to mingle with other residents.

Call for Candidates – Board of Directors

In order to prepare ballots and other information for the Annual Meeting, the Board is issuing a Call for Candidates to serve on the Board.

Members serve for a two-year term on a staggered basis. While it is possible to have up to nine Board members, the Board has determined that the composition should be seven members. The Board generally meets once a month for about an hour. Members may be asked to serve on other committees or to assist with Property Maintenance Inspections or other special projects.

There are currently six members serving on the Board and one vacancy. If you have an interest in being considered, please submit a brief biographical resume to LegacyVillas98@yahoo.com by October 8, 2019. The terms of current Directors Ace Clark, Liz Grigg and Lori Verreault expire this year. All three are seeking re-election. There is one vacant two-year position.

Board Member Resignation

Gerald Benson, a member of the Board of Directors since November 2017, resigned effective July 1, 2019 since he was moving out of the community. His service to Legacy Villas was appreciated.

“Architectural Committee, Rules, Procedures and Design Guidelines – Other Procedures”

The Architectural Committee recently proposed some changes to the above document and to the Variance Request Application. The changes were approved by the Board on August 21, 2019. The revised documents may be viewed in the Document Center of the website at www.legacyvillas.org/documents.

Highlights of Changes:

- New exterior color schemes were recently approved. All exterior painting and related improvements require prior approval from the Architectural Committee.
- Exterior surfaces of homes must be maintained and kept free of peeling and/or discoloration.
- Additional parking pads are limited to one pad width (8').
- Driveway-rated pavers are allowed.
- Homeowners are responsible for removal of weeds from driveway, sidewalks and gutter in front of their property.
- Trees should be trimmed to 8' above public sidewalks or roads.
- Trash cans should not be placed at the curb until the evening before and should not block sidewalks.
- Variance Requests may be approved by email if 100% approved by the Architectural Committee. Otherwise a public hearing will be held.

Did you know?

- Signs may not be displayed or placed on any lot or on the outside of any unit or on the common area, with the exception of “For Sale” or “For Lease” signs, without prior written approval. Signs must meet certain size restrictions and be commercially produced.
- Leases must be in writing and must be for a period of not less than 30 days and must specifically state that they are subject to the provisions of the CC&Rs and related documents.
- Windows may not have reflective materials on the outside or inside.
- The exterior side of all drapes, curtains or other window coverings shall be white, off-white, beige or natural wood-toned in color.

Excerpted from the CC&Rs and Design Guidelines and are not all inclusive.

Poll Results

As a result of limited response to the poll regarding a possible Community Yard Sale or Fall Event, neither will take place.

Going Digital!

Beginning in the new year, we will be sending out the newsletter and other important information via an email blast.

If you are not sure if we have your current email address, especially if you are a long-time resident for whom we may not have contact information, please let us know at legacyvillas98@yahoo.com.

We anticipate this will allow us to provide you with timely alerts as well as savings in printing/mailing costs.

New Homeowners:

2123 W. Tracy Lane, Nicole Rosas
2034 W. Tracy Lane, Property Owner 11, LLC
15646 N. 20th Ave., Sydian Mason
2026 W. Carol Ann Way, Adil Hannouni and Quafae Kaddouri
2118 W. Carol Ann Way, Devin and Wendy Manskey

Welcome to Legacy Villas!

Dates to Remember

October 1 – \$110 Quarterly Assessment due (Don't forget! If the fee is not paid by 30 days after the due date, there is a \$40 late charge.)

November 11 – Veteran's Day – Remember those who served.

November 11 -- Bulk Trash pick up begins (placement at curb no sooner than 9 days before). Be sure to place your trash out by Sunday evening to ensure pick up.

November 13 – Annual Meeting, Deer Valley Community Center, Room 2008, 2001 W. Walhalla Lane, 7:00 PM

November 14 – Street Sweeping (avoid parking on the streets during the daytime, if possible)

November 28 – Thanksgiving Day

