

Legacy Villas HOA Quarterly Newsletter

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Website: <http://www.legacyvillas.org>

Board of Directors

President: Jenifer Lovejoy

Officers

Vice President: Carmen Whitesell

Susan Morgan

Secretary/Treasurer:

Ace Clark

Mike Burnett

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Issue 55

Thank you to everyone who attended the Nov annual meeting—we appreciate your time and involvement.

The Legacy Villas Board of Directors is seeking homeowners to serve on the Board. Your participation is vital to our community's success.

Serving on the Board is a meaningful way to:

- Have a voice in decisions that impact our neighborhood
- Help maintain and improve property values
- Support a safe, welcoming, and well-managed community
- Share ideas and work alongside neighbors with shared goals

No prior experience is needed—just a willingness to participate and support the community. The Board meets once a month for about one hour to discuss community matters, budgets, projects, and homeowner concerns.

If you are interested in joining or would like more information about the responsibilities, please email us or attend an upcoming monthly meeting. We encourage you to consider becoming part of the leadership team that helps guide and protect our community. Your involvement truly makes a difference.

→ **Important** Colby Management has introduced **TownSq**, their new account portal and website system. A letter was mailed to all homeowners with details, including your new account number and updated payment options. For any questions regarding TownSq or your account, contact Colby Management directly at customerservice@colbymgt.com.

Assessment fees of \$125 are due quarterly on January 1, April 1, July 1, and October 1. A \$40 late fee applies if payment isn't received by the end of each month. Consider paying online or enrolling in SurePay to ensure on-time payments

→Reminders

Architectural Changes

If you are planning on making changes to the exterior of your home, please review the Architectural Rules and Procedures Guidelines document on our website at <https://legacyvillas.org/documents/> or email architectcommittee@gmail.com.

Neighborhood Safety Reminders

Keeping Legacy Villas safe is a community effort. Please take a moment to review these important reminders:

Call **911** in an emergency or if you see suspicious activity. For non-emergencies, call **602-262-6151**. You may also report anonymously through **Silent Witness at 480-WITNESS**.

Online reporting is available at the [City of Phoenix Police website](#)

Traffic & Pedestrian Safety

- The posted speed limit is **15 mph**.
- Please drive slowly and remain alert for pedestrians and children at play.
- When using the pedestrian gate, please ensure the gate is closing. If you need a key for the walk through gate, send an email to request one.

Trucks, Trailers, Campers, Boats and Motor Vehicles

Vehicles **may not be** constructed, repaired, or stored in an inoperable condition on any lot or street if visible from other lots, common areas, or streets, except for emergency or temporary repairs.

See CC&R's Article II Section 8 for full description

Business or Offensive Activities

No nuisance or offensive activities are allowed. In addition, properties **may not be** used for business, commercial, institutional, or similar non-residential purposes such as child daycare.

See CC&R's Article II Section 4 for full description

Trash and Street Sweep

- Holiday Changes: Expect delays if your pickup falls on Thanksgiving, Christmas, or New Year's Day; collections shift by one day.
- Bulk Trash (Schedule Appointments): You must book online; place items out no sooner than 7 days before your confirmed date, by 5:30 a.m.
- Street sweeping will be conducted during the day on the 3rd Thursday of Feb, May, Aug & Nov. Please try not to leave your vehicles on the street on those days.