

Legacy Villas HOA Quarterly Newsletter

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Board of Directors

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Vice President: Carmen Whitesell

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Issue 57

The Board is reviewing the Association's governing documents to identify potential updates that may improve clarity and better reflect the needs of our community. Any proposed changes would be presented to homeowners for future approval.

This volunteer review group offers homeowners the opportunity to provide input and help shape the future of our community. No prior experience is required—just a willingness to collaborate and share constructive ideas. We encourage all interested homeowners to get involved and appreciate your support in helping strengthen our community.

If you are interested in participating, please email the Board. Additional information will be provided to those who volunteer.

→ **Important** Colby Management introduced **TownSq**, their new account portal and website system. 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 payment

→ **Important** **We are moving our property management services from Colby to TMT.** TMT will begin sending notices to all homeowners no later than mid-August. The new company will not only handle collection of quarterly dues, but will handle inspections and other administrative duties that are currently done by the individuals of the HOA Board. HOA assessment fees will increase to cover this cost. The increase will be presented at the annual meeting.

→ Architectural

If you are planning any exterior modifications to your home, such as painting or landscaping (including backyard structures), please ensure that a [Request for Variance](#) or a [Request to Paint](#) application is submitted and approved prior to the start of any work. You can review the Architectural Rules and Procedures Guidelines on our website at <https://legacyvillas.org/documents/> or email architectcommittee@gmail.com for further assistance.

Exterior Lighting: While a Request for Variance is not required for replacing existing lighting on garages or near exterior doors, all other exterior lighting installations require prior approval from the Architectural Committee. Floodlights must be motion-activated, timed to turn off within 5–10 minutes after 10 pm, and positioned so they do not illuminate neighboring properties. Exterior lighting left on overnight must not exceed 60 watts. For more details, review our [Rules, Procedures & Design Guidelines](#).

→ Reminders

Noise Reminder All residents are expected to be respectful of their neighbors and conduct themselves in a manner that does not unreasonably disturb others. Noise and activities should be kept at a reasonable level to help maintain a peaceful living environment for everyone in the community.

Neighborhood Safety Reminders

Keeping Legacy Villas safe is a community effort. 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](#)

Fireworks

As we approach holidays when fireworks are permitted, please be mindful of neighbors and take extra care to keep pets safe—especially those that may be easily startled by loud noises.

Fireworks are only legal during specific times of the year. In Phoenix, allowable use generally includes:

Timeframes: June 24 – July 6 and December 26 – January 4

Residents are encouraged to plan ahead to keep pets safe and comfortable during fireworks. For the latest information, including permitted fireworks, go to the City of Phoenix [website](#)

Draining / Backwashing Pools

- Do backwash or drain into the sanitary sewer cleanout
- Do backwash into your property's retention areas with tolerant plants or turf.
- Do check plant sensitivity before backwashing into your property's landscape areas.
- Don't backwash or drain your pool into the street or septic tank..
- Don't allow pool water to drain onto neighboring yards, nearby washes or your community's retention area.
- Don't install the pool drain line as a permanent fixture. This may violate city code or county health regulations & could contaminate the water.

Visit the [City of Phoenix site](#) for more details.