

Legacy Villas HOA Quarterly Newsletter

Contact TMT: cs@managementtrust.com

Website: <https://my.managementtrust.com/dashboard>

Board of Directors

President: Jenifer Lovejoy

Vice President: Carmen Whitesell

Secretary/Treasurer: Susan Morgan

Officers

Ace Clark

Mike Burnett

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Issue 58

The Annual Meeting will be on November 10, 2026 from 6:30pm - 7:30pm at the Deer Valley Community Center (2001 W. Wahalla Lane, Room 7)

The agenda, budget, and Board nominees will be provided by mail.

Your participation is essential to the continued success of our community. No prior experience is required—just a willingness to participate and a commitment to our community.

Board members meet once a month for approximately one hour to discuss community matters, budgets, projects, repairs, and homeowner concerns. Although our property management company now handles inspections and other administrative duties previously handled by the Board, the Board continues to review and approve policies, projects and repairs, and all financial matters.

If you are a homeowner interested in serving on the Board or would like to learn more about the responsibilities, please email us or attend a monthly Board meeting.

We encourage you to consider becoming part of the leadership that helps guide and protect our community. **Your involvement makes a difference!**

➡ **Important** We have moved to a new Property Management Company as of **September 1, 2026.** TMT sent notices to all homeowners mid-August. The new company will not only handle collection of quarterly dues, but will handle inspections and all 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.

Assessment fees of \$125 are due quarterly on January 1, April 1, July 1, and October 1. A \$15 late fee applies if payment isn't received by the 15th of each month.

➡ 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 cs@managementtrust.com for further assistance.

All forms can be submitted via your homeowner portal > Requests > New Requests

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](#)

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, submit a request via your TMT Homeowner Portal.
- Do not climb or squeeze through the vehicle gate; you could become injured and it will damage the vehicle. *As a homeowner, you will be responsible for the cost of repair if you, your resident(s) or your guests are seen damaging the gates.*

Vehicle Parking: Vehicles parked in driveways may not overhang into the street, as this can obstruct street sweeping and the flow of traffic. Vehicles may not block pedestrian traffic on sidewalks.

Street parking is **not** permitted between **12:00 a.m. and 5:00 a.m.** Parking on landscaped areas is **never permitted**.