

Letter from the President

It has been a long while since the HOA has published or distributed a newsletter for the residents. This was not by design of course, but subject to the availability of your volunteers—the Board of Directors.

I am a real estate appraiser by trade; I am also a member of the Desert View Village Planning Committee in Phoenix (which serves our community) and Past-President of Arizona Helping Hands. I, like the rest of you, have seen so many changes in the proverbial landscape over the last couple of years.

As a real estate appraiser, I view communities all over the valley. I am struck by the number of HOAs that are struggling to maintain their properties, eliminating services altogether, or are non-existent. Many communities, however, have made it work. Most often at the expense of the homeowner who is expected to pay higher dues.

One reason: distressed or vacant homes. The number of foreclosures and short sales varies from one community to another but are prevalent in all. These distressed properties are typically neglected and are a source of neighborhood blight. They also take their toll on an HOA in tracking and collecting those who were past due.

Tighter budgets and fiscal re-

sponsibility play key roles in our own households. It is why your Board of Directors have diligently applied those same principles to the community.

First, the Wildcat Ridge HOA has a fully funded reserve, a claim most HOAs cannot make.

Second, the Wildcat Ridge HOA has found ways to cut expenses without necessarily cutting services or compromising quality.



Third, the Wildcat Ridge HOA has done both while maintaining the HOA dues without a single increase in the last 3 years.

Our HOA is healthy and thriving.

The Board of Directors is made up of your fellow neighbors and are all volunteers. They want what is best for yours and their neighborhood. It is that spirit that was cause for the firing of Rossmar & Graham. Brown Community Management supports “our” vision of the neighborhood rather than imposing their own. This shared vision is a direct result of the participation of our fellow homeowners through comments and criticism, both of which are wel-

comed.

The Board of Directors gained a new member in Tim Lacy and lost one in Bob Steele this past calendar year. To date there are no additional candidates.

More often than not, the HOA horror stories we all read about are the result of the management company or developer alone running the community with no volunteers. They have no other choice but to impose “their” vision on the neighborhood. We saw that in the master planned community of Desert Ridge until just recently. It is when the homeowners themselves participate that we can truly say we are looking out for our collective best interests. So if you have the time to volunteer or attend a meeting, we all would appreciate it.

Events are posted on the web at www.wildcatridgeonline.com and our Facebook group page. Facebook offers the ability to provide a forum for homeowners to exchange thoughts and ideas, share your trade, find a lost cat, or to just say hello.

Meetings are quarterly (3 in all) and will take place at a board members residence going forward. The annual meeting will be held at the fire station.

We appreciate all of your support and look forward to seeing you at a meeting soon!

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Can I park my vehicle in the street?

The simple answer is NO!

Overnight parking in the street is the most common complaint made to the HOA by you and your neighbors. Per the CC&Rs, vehicles shall be parked only in garages or in driveways.

There is no parking allowed on the streets within Wildcat Ridge.

Many of our residents have taken additional measures to eliminate the Pinnacle High School students from parking

in the street during school hours via petitions. Those petitions are still available from the City of Phoenix.

Note: if you are parked in the street between the "No Parking" signs during school hours you are subject to a parking ticket and fine from the City of Phoenix.

Fire Hydrants: Do not block a fire hydrant by parking a vehicle any closer than 15 feet in either direction. Not only are you subject to a fine from

the City of Phoenix, but it makes it harder for the fire department to locate the hydrant in the case of an emergency.

Sidewalks: Blocking a sidewalk with your vehicle violates ADA guidelines.

Other complaints include parking on the granite or front yard; both are violations of the CC&Rs.

Please keep your vehicles parked in the driveway (forward) or garage!

Landscaping

All residents are responsible for their own landscaping and design guidelines have been established for the front yard and can be reviewed from within the Architectural Guidelines.

No trees or shrubs shall be planted or removed except for those in compliance with the design guidelines.

Believe it or not, your lot ex-

tends across the sidewalk to the street. The sidewalk is nothing more than an easement granted to the City of Phoenix.

The City of Phoenix prohibits the encroachment of trees, shrubs and bushes on public right of ways or easements. This means that the canopy of the tree closest to the sidewalk on your property should

be at least 6' from the ground and should not be obstructing sidewalk passage. Shrubs and bushes should also be trimmed back from the sidewalk for the same reason.

It is recommended that trees are thinned prior to the monsoons and away from the main structure. All other landscaping should be reasonably maintained and free of weeds.

Dogs



Dog barking is also a fairly common complaint. While your dogs barking uncontrollably during the night may be a violation of the CC&Rs, the best solution is to file a complaint with the

City of Phoenix via the web at <http://www.phoenix.gov/law/bark0.html> or by calling 602-262-6466. A barking dog offense is a violation of a city ordinance and is considered to be a class one misdemeanor.

The City of Phoenix also has a leash law which requires that your dog is restrained by a

leash, chain, rope or cord no more than 6' in length. This is for your protection and the safety of others.

Be respectful of your neighbors with regards to your pets. Clean up their waste in the parks and in your yards; it is appreciated.

Painting and Architectural Guidelines



Residents have expressed an interest in years past of expanding the color palette for the exterior of our homes. The HOA worked with a designer to add 6 color combinations that would compliment

the existing colors within Wildcat Ridge. Our website includes examples of the original and new colors.

The color samples are facsimiles to the actual color. Due to the limitations of the web, the colors are not exact.

The colors are from Benjamin Moore. If you choose another brand of paint; it is recommended that you reference Benjamin Moore or obtain a sample of the color for matching purposes.

There is no mixing and matching of

color schemes allowed.

You are responsible for the color of your home! So if you contract the job, make sure that you are protected if the contractor fails to match the approved paint colors.

Residents must obtain approval from the Board of Directors for all work, construction, and any painting or changes to the exterior of their lot. You can download and print the Architectural Submittal Form from our website. Directions for submitting your plans are on the form.

Leasing My Home and My Tenants

Leasing of lots is permitted but if it is for more than 30 days a copy of the lease agreement must be provided to the Wildcat Ridge HOA. The lease agreement must provide that the tenant will abide by the CC&Rs and all rules and regulations of the association.

You are responsible for your property and your tenant. Many of the violations observed within the com-

munity are from tenants who simply are not aware of the CC&Rs.

Most common issues with tenants are landscaping violations and street parking.

Tenants can make great neighbors and more often than not, take wonderful care of the property

Additional contact information should be provided to the manage-

ment company so that we may contact both the owner and the tenant when an issue arises.

You live or own in a community with CC&Rs. Take the time to review them with your prospective or existing tenant to ensure compliance can be attained.

Parks and Common Areas

The HOA has made attempts over the years to accommodate the expressed interests of the residents regarding the overall appearance of the common area landscaping. The common areas are typically manicured, sheared, or hard pruned.

In the past calendar year the HOA elected to change to a more natural look at your requests. Breaking away from the hard pruning reduced labor and water costs, helped restore the natural growth habits of

the plants, and maximized flower production. Many plants and shrubs will grow into their natural shape, but many can also become overgrown and crowded.

Overwhelmingly, complaints from resident suggested that the landscape contractor was not doing their job and that the common areas looked to be in poor condition as a result of the natural pruning.

As a result, the Board of Directors have

made every attempt with the landscaping contractor to marry the two in some sort of compromise. We believe the common areas have never looked better.

The playgrounds are also inspected, cleaned, and maintained on a scheduled basis by Tot Lot Care. If you notice something that needs immediate attention or repair, please advise the property manager as soon as possible.





**Wildcat Ridge
Homeowners'
Association**

c/o Brown Community Management, Inc.
7255 E. Hampton Avenue, Ste. 101
Mesa, AZ 85209

Phone: 480-539-1396

Fax: 480-889-5087

E-mail: hoa@wildcatridgeonline.com

John Dingeman, President
Marc Petrine, Vice-President, Treasurer
Steven Soekrasno, Director
Tim Lacy, Director
Michele Fairchild, Property Manager



Resource Numbers

Public Services

Phoenix Water Department.....(602) 262-6251
Phoenix Police Department.....(602) 262-6151
Phoenix Public Works.....(602) 262-7251
Southwest Gas.....(602) 861-1999
APS.....(602) 371-7171
Cox Communications.....(623) 594-1000
Qwest Communications.....(800) 244-1111

Schools

Pinnacle High School.....(602) 449-4000
Explorer Middle School.....(602) 449-4200
Desert Trails Elementary.....(602) 449-4100
Wildfire Elementary.....(602) 449-4300



AZ-51 / Black Mountain Blvd. Link

Engineering firms have been active in soliciting feedback from local residents as they prepare their plans to connect the AZ-51 freeway with Black Mountain Blvd.

Black Mountain Blvd. ultimately will run as far north as Lone Mountain Road before it joins Sonoran Blvd., which will swing west to join Interstate 17 around the Lone Mountain alignment and then connect to AZ-Loop-303.

Two ramps, one northbound and one southbound, will link the two. No links to AZ-Loop-101 will be built.

The ramps will involve complex engineering that involves the wash below. They will also have to travel west as they cross AZ-Loop-101 to avoid Wildcat Ridge.

The ramps will then run north and

connect to Black Mountain Blvd, just south of Pinnacle High School.

This is an old project that has seen its fair share of dissent, specifically from our neighbors to the north in Tatum Ranch.

The impact of the off ramps is likely to be huge for both Wildcat Ridge



AZ-51 / AZ-Loop 101

and the Laverne Condominiums.

With the near completion of Aviano and the further development of Fireside, new residents are now just becoming aware of this project and its impact on their neighborhoods as well.

We have met with the City of Phoenix to ensure that Wildcat Ridge has a voice in the process. We have been asked to participate with the City in a steering committee regarding the design process.

Increased traffic noise, dust & exhaust pollution, and safety risks to the Pinnacle High School students and pedestrians are all major concerns; if these are also a concern of yours or you would like your voice to be heard, please get involved.