



ROUNDUP

Yavapai Hills Home Owners Association
www.yavapaihillshoa.com

May/June 2017

President's Corner

by Nancy Dwyer

Our Spring weather has been unpredictable with some snow, some rain, some wind and some sunshine. I am sure we are all looking forward to warm and sunny weather!

The last two months have been challenging. Our pool service, Mile High Pools, discovered our pool was leaking water and through a process of elimination discovered a leak in the bottom of the pool near the two return drains. Actually, we had two leaks in the same general vicinity which have now been repaired.

As you are aware, Yavapai Hills Developers, represented by Jason Gisi, are in the process of putting in the infrastructure for 73 lots in Unit 9, Phase 5. We will continue to keep you posted as information is available. Our office staff does send out notices (*Cont'd on Pg 4*)

Social Activities

by Freddie Scanze

What a great two months we just had. Our St. Patrick's Dinner, held on March 11, proved to be a success with over 50 people enjoying the delicious dinner of corn beef, cabbage, potatoes and carrots, all catered by Joel of Augie's Restaurant. Everyone enjoyed getting together with their neighbors and getting to know some of the new people in Yavapai Hills.

We also had our Annual Easter Egg Hunt for the kids and grand-kids of Yavapai Hills residents. I think the adults have just as much fun as the kids when it comes to the egg hunt. It was so nice seeing the little kids dressed with their bunny ears and Easter outfits that it presented a great photo op for the whole family. While the kids had varying amounts of Easter eggs none went home empty handed.

"Mingles" Cafe took place again on April 26th, drawing people who are enjoying the meeting and greeting of neighbors (*Cont'd on Pg 5*)

Meet Mark and Evelyn Ziven

by Sharon Kaplan

Chair, Communications Committee



Mark and Evelyn currently reside at their "Song Bird Ranch", a custom designed and built home in Yavapai Hills.

This "green house" is one of a few homes here built out of Structural Insulated Panels (SIPS) & Insulated Concrete Forms. This home serves as host to a few lifelong passions; watching/ feeding of wild birds, classic cars, and model trains. They have one low maintenance pet, "Henry", a rescue 18 year old cockatiel, who is very social, talks, whistles and adores both Mark and Evelyn.

These two youngsters both grew up in Chicago. In their late 20's a love of downhill skiing brought them together. The ski club they joined individually proved to be quite a meeting place for singles, as over 25 marriages resulted, most of whom are still married today. These two have been married for over 44 years.

Mark was in the Illinois Army National Guard from 1964-1970. He believes being in the military was the best thing he has ever done, learning both discipline and responsibility.

Throughout the 60's-70's-80's, Mark continued working for a large Midwestern scrap Iron/Metal company. In the mid-80's he started his own business specializing in the retirement

of oil filled/contaminated equipment from electrical utilities. This work kept him on the road for 18 years, crisscrossing the United States and Canada providing a much needed service not too many in his profession could deliver.

In 2001, while on a long term project in Spokane, Washington and Evelyn in Chicago, they decided to meet halfway for a vacation. They ended up here in Prescott, Arizona just to see the rodeo. They liked it here so much that they bought property in Yavapai Hills.

Later that year, Evelyn's health was questionable. Mark closed his business to stay close to Evelyn. In doing so, he took a position with a Chicago company that wanted to start up a division building 10,000 - 50,000 gallon portable fuel and water tanks for the U.S. Military. Mark was hired to develop the mechanical hardware associated with this equipment. Relying on his past military experiences, and knowing how the Military thrived on uniformity, testing, and superb quality control, the company shipped 1,000s of tanks to the Army and Marine Corp during the "Iraqi Freedom" campaign and became the major supplier to Uncle Sam. Before he retired, he helped develop and ship 250,000 gallon fuel tanks for the U.S. Air Force and worked on experimental water tanks to help fight forest fires.

Evelyn is # 3 between four brothers. Growing up in a family of this size gave new meaning to the evening meal. Evelyn attended some college and went to Business School in Chicago. Her first job was as an assistant to a wonderful man who ran an insurance company. Evelyn learned the insurance business, and practically became part of the man's family, babysitting their 4 sons and 2 daughters when he was out of town.

The late 70's saw the arrival of their two daughters. At first, Evelyn stayed home with the kids. However, when the youngest was 5, Evelyn found a job with a company who supplied and serviced coin-operated laundry equipment. She started part-time, but within a month, she was running the office and working full time. While in that position for 25 years, she helped the business grow from a small

company to a multi-million dollar operation. Both daughters now live in the Minneapolis-St. Paul area. They have one grandson.

Evelyn was diagnosed with cancer in 2001. Prior to retirement and moving to Prescott in 2008, her Oncologist in Chicago told her all was well. Once connected with a new doctor in Prescott, he suggested tests be run again. As a result, he literally saved her life! Evelyn has continued to battle cancer to this date, and is still alive due to the great medical care that she has received here.

Notes & Tid-Bits:

North side Chicagoans, both are die-hard Chicago Cubs fans. Their "lovable losers", the 2016 Chicago Cubs, finally won the World Series! Last year, Mark and Evelyn sat and watched 130 Cubs games via MLB.TV. (That has to be some sort of record.)

Mark drove his first car, his grandfather's 1949 Lincoln Cosmopolitan, at age 10. Since then, he has had a love affair with cars. These days, he owns only one classic car. It is a spotless muscle car, a 1978 Plymouth Roadrunner. It is one of only nine such cars made with a bucket seat interior that matches the outside trim on the car. The car has won numerous trophies, proudly on display in the spotless garage along with the car.

Mark's other great passion is model railroading. He is part of the Bradshaw Mountain Hi-Railers group that has a storefront model railroad exhibit in the Prescott Gateway Mall. His part of that display is a historical model of the Chicago North Shore and Milwaukee Railroad. This storefront display receives over 5,000 visitors a year.

One room of the Song Bird Ranch lower level is devoted to his O gauge (1/4" to 1 foot) scale model railroad display of the fictitious Goose Island Western & Arizona Railroad. Mark has his own workshop where he builds the scenery to scale. His basement railroad includes a copper quarry mining operation, modeled after the Bisbee mine in southern Arizona, farmland in Iowa with grain elevators and a popcorn factory, the Milwaukee Road Goose Island switch yard in Chicago, a scaled down version of the Westinghouse Large Transformer Plant

of Muncie, Indiana, as well as a scaled down version of Chicago Union Station, the North Avenue Bridge in Chicago, and a steam engine display and a Saturday night car show at the Mt. Prospect train station.

Presently Mark is crafting a 6' x 30" diorama for the Milwaukee Road Historical Association's annual convention. Mark will enter the model contest with the diorama and with a two piece train called the Doodlebug. This equipment, a gas motor car, was the forerunner to the diesel engine which ran in Iowa at one time. Mark spent quite a long time recreating an engine in his workshop until it is almost an exact replica of the Doodlebug.

Mark keeps busy, when not modeling, writing. Most recently his 1500 word article along with photographs was published in the October / November 2015 issue of O Gauge Railroad Magazine. This story is a complete history of how his Goose Island model railroad evolved. He penned a story about his Roadrunner that was published in Hemmings Muscle Machines magazine in 2005.

Although Song Bird Ranch has a beautiful modern kitchen, it is rarely used. Mark prepares most of their food outdoors on their gas BBQ grill.

Both have been surprised by how many Chicago area retirees they have met in Prescott, including two of Evelyn's doctors. They love Prescott and Yavapai Hills, and see themselves here for the long haul.

Garden Club



Visiting the Japanese Friendship Garden in Phoenix. If interested in joining please contact Judy Kelch at jkkelchyavapai@gmail.com

My AAA Adventure

by Regina Gilson

What do you get when you combine 1 really nice bus, 2 brave men, and 50 not so young adventurous women? Answer: 8 fun filled days on a trip to Mexico, hosted by AAA Traveling Women on a Trafalgar Copper Canyon trip.

Hotels were varied and each had a unique "personality". One had no phones so you were awakened by a knock knock on your door. There was no need to worry about meals. Do not plan on being on a diet!

Breakfast buffets were the norm-regional food choices plus the usual choices we find back home. As we traveled around we stopped at small regional restaurants where we got to enjoy the local dishes.

Of course the highlight of the trip was the ride thru Copper Canyon, four times as big as our Grand Canyon, not to be outdone with the aerial tram to descend 4,500 feet into the canyon.

It's impossible to say what I liked best about the trip. The ancient ruins of Paquime, the boat ride with the dolphins keeping us company, etc

I think it would have to be the sum total of everything in it--the women, the tours, our AAA "mom", and Rolando, our guide, who managed to survive 8 days with 50 women, but most of all to Georgia Dohleman, my AAA contact, who patiently answered all my many questions before I felt okay enough to venture out on my first "SOLO" (no husband) trip!

Adopt-A-Highway

by Glenn Sinn

We had a great turnout for volunteers at the April 8th Adopt A Highway cleanup. Residents & volunteers Jeff Lind, Ed Compton, Nancy Kimmel, John & Pat Howell, Dan Tokar, Harvey & Birgit Shaw and Renee McKnight turned out to clean our two miles along Hwy 69. Highway clean-up is done twice a year, so watch for our notice for the October 14th clean-up.

Reminders:

Recreation Court Liability Waivers – If you use the Recreational Courts and haven't yet signed a liability waiver please stop in the clubhouse office and do so. Guests also need to sign a waiver before using the courts. Extra waivers are also in the sign-up box on the courts. Thank you for your cooperation.

Resident Contact Information – Please keep us informed of your current mailing address, telephone numbers and email addresses. Either email us updates at jjurecki@hoamco.com or call 928-778-5035.

Pool Liability Waivers – If you are a grandparent and plan on bringing your grandchildren to the pool please remember that we need a Liability Waiver **signed by the parent**, not by the grandparent. We have forms available in the clubhouse and you can pick one up at your convenience.

Tidbits from the Landscape Committee:

by Judy Seelye

Recently I had a conversation with Lisa Lain at Watters Garden Center. I asked her what is the one mistake homeowners make with their landscaping? Her answer, "Watering - some too little, some too much". Taken from their "Garden Talk, Watering Wisely", here is some tips for your landscaping success.

Plants need water to live, and their roots can take up nutrients only when water is present in their soil. Water also is essential for photosynthesis, which is essential for growth for all trees and shrubs.

A number of factors - soil texture, weather, season of the year, directional exposure, and the age and type of plant/tree/shrub - all determine how much and how often they need water.

Water-conserving plants, also known as xeriscape plants, are suited to low humidity and drought. They need deep soaking less

often than regular plants. However, all young plants, even xeriscape plants, need more frequent watering until they become established, which usually takes about a year.

Knowing the root zone depths of plants/trees/shrubs is key to know how much water is adequate for each type of greenery. It is essential to apply enough water to moisten the entire root system. This encourages roots to grow more deeply instead of only growing in short and shallow patterns near the soil's surface. Deeper roots have access to moisture held deep in the soil, thus letting plants go longer between waterings before stress or wilting occurs.

Too much water is as harmful as too little. Roots need air as well as water, and they absorb both elements from the spaces between soil particles. If soil is kept too wet, water displaces the air and then the plant can't breathe, suffocating the roots and allowing fungi to grow, causing rot.

To Water or Not to Water? That is the Question!

Rule of Thumb #1

- When soil is dry in the morning (dawn) 1" deep -- water your flowers
- When soil is dry in the morning (dawn) 2" deep -- water your shrubs
- When soil is dry in the morning (dawn) 3" deep -- water your trees

Rule of Thumb #2

- If the top 3" to 4" of soil is dry, you need to water.

President's Corner *(Cont'd from Page 1)*

concerning the blasting that has been taking place... if you are not receiving notices please contact the clubhouse office at 928-778-5035 or jjurecki@hoamco.com to get on the email list.

The clubhouse office is beginning to increase staff to cover all the pool hours (7 am – 9 pm) for the summer months. Sandra Hammond

has recently been hired to work as a part-time permanent facilitator. Jim Vehonsky is coming back to cover weekend daytime pool hours and newly hired is Jack Darr (you might remember Dylan Darr, who worked summers for the last three years. Jack is his younger brother!) And, the "old timers" Barb Talbot and Judy Jurecki round out the staff.

Homeowners are invited to attend our monthly Board Meetings which are held on the third Thursday of each month, 6 pm at the YH Clubhouse.

Be a Good Neighbor....

Exterior Ornamental Objects

What exactly are "exterior ornamental objects"? They are any objects that are placed in your yard that do not grow naturally. Examples might be a metal art form of a road runner or a howling coyote or a colorful decoration on the exterior wall of a house. These items are usually chosen by a homeowner to enhance the enjoyment and appearance of their property.

Also visible and enjoyed by neighbors. Please keep in mind that the Yavapai Hills Design Guidelines do indicate that exterior ornamental objects be approved by the Architectural Review Committee.

The Yavapai Hills community possesses exceptional natural character with distinctive landforms, rock formations, open vistas and beautiful native vegetation. The natural beauty of the area is what is so special about Yavapai Hills. With that being said we strongly discourage such decorative items such as pinwheels, metallic streamers, faded plastic flowers and multi colored odds and ends of decorations. Sometimes less is better, just a few decorative items might be better than many. We are asking our compliance coordinator to keep a watchful eye and address decorations that appear tired, worn out and overdone. Spring is a great time to assess the condition of your property, not only the "exterior ornamental objects" but also all plants, shrubs and trees as well.

Yavapai Hills RV Rollers

by Jean Schiltz

The Yavapai Hills RVers continue to explore and enjoy our beautiful state. We tend to have a group of "regulars" but love it when someone new joins us on a campout.

In January, we parked in Wickenburg and roamed the streets finding clues to a scavenger hunt. This activity allowed us a chance to really enjoy downtown Wickenburg and all its history. In February, we spent a week in Tucson and visited many of its highlights. In March, we enjoyed the Zane Grey RV park in Camp Verde and the nearby area. It's amazing what we can find in some of these little towns!

Our future plans include Sedona, Williams, Mingus Mountain and the Grand Canyon. We have ventured out of state to Monument Valley last October and contemplate other locations bordering our state.

We meet the first Tuesday of each month at 6:30 PM at our community club house to plan our next adventure and discuss any RV issues and ideas. Call 928.237.4692 to sign up to receive emails for future meetings (or meeting schedule changes), campouts and helpful RV tips. We are a friendly group with no dues, no officers or by-laws; just neighbors with RVs getting together.

Social Activities *(Cont'd from Page 1)*

while having a bite to eat. Of course it's bring your own drink, but no hard liquor. Tell us what you think of this event as we would like to perhaps expand and make it more enjoyable for everyone. We will also be having "Mingles" Cafe on May 24th (4th Wed of the month) and we hope that you come and enjoy seeing your neighbors on a social level.

Coming also on June 11th will be our Newcomer Ice Cream Social. We hope that all the newcomers to the area will be ready to meet each other as well as some of our longer term residents.

Look also for our "Rock and Roll Pool Party" on July 8th. This proves to be so much fun with every-one participating in our pool side games. And let's not forget our dancing around the pool. A contingent plan will be for us to hold the party inside the club house in case of inclement weather. But of course none of these activities are possible without the help of the volunteers that come and help with the set up and clean ups and the service during these events. We are so in need of more volunteers to join our Social Committee and helping out with all the activities that are held around the club house. We are especially looking for parents to help with children's activities. Please contact Judy Jurecki if you are interested in joining our group.

We thank Cathy Kamper and Deanna Poppenberger of Integrity Group at Windemere Real Estate for their continued support.

"Our Neighborhood Food Drive"

For the Yavapai Food Bank

TIPPED THE SCALES WEIGHING IN AT 867 LBS.

The YH Community did it again, they out did themselves. Thank you for your generosity. The disadvantaged community that Yavapai Food Bank services greatly appreciates your kindness.

Organizers:

Charles and Dorita Hollister
Yavapai Hills Residents

Thank you to the volunteers who assisted in picking up the donations

Dave Seelye
Kim & Robin Leschly
Jim & Mary Gilford
Loretta Carlow
Sandi & James Gravitt

Long Range Planning Committee

by Sandy Stutey

The Long Range Planning Committee is continuing its work. A review of all the projects using a rating tool was conducted, evaluating relationship to the reserve study, where it ranked on the April 2016 survey, how many homeowners are positively or negatively affected, etc. It was decided that the committee needed the advice of an architectural design firm to determine costs, feasibility, and interrelations of some of the projects. At this time, we have interviewed with several firms whose principals have walked the property and asked and answered questions of the committee. We are awaiting proposals to conduct an initial high-level design review and plan development that can move us forward in making good decisions around a master plan. This work was budgeted for 2017 and we want to move forward as quickly, and responsibly, as possible. We will keep you posted.

Eyeglass Recycling – How You Can Help

Donate glasses and change someone's life! Imagine if you could help a child read, an adult succeed in his job, or a senior maintain independence, just by donating eyeglasses that you are no longer using. The local Lions / Lioness Clubs now have a collection box in the Yavapai Hills clubhouse. The used eyeglasses are then delivered to the regional Lions Eyeglass Recycling Center where they are cleaned, sorted by prescription strength, and packaged for distribution to people in need in low income communities and even in mission fields. Items you can donate are:

- Eyeglasses
- Loose lenses and empty eyeglass frames
- Eyeglass cases
- Used hearing aides

Thank you for supporting the Lions / Lioness Recycle for Sight program. You may direct questions to your Yavapai Hills neighbor, Lioness Cathy Dressler at (714) 495-0359.

Did You Know?

HOA Fees

It is important to note that:

- Yavapai Hills HOA fees did **not** increase this year;
- New construction does **not** increase our income. Owners of properties, including the developers, pay HOA fee, whether developed or not; and
- *The budget is used to calculate the HOA fees. The Board has the fiduciary duty to the membership to set the HOA fees at a level that is adequate to cover the operating expenses and reserve as recommended by the reserve study (Sue Nelson, CFO, Horizon Management).*

In Arizona, HOA fees cannot be raised more than 20% per year without the vote of a majority of the members based on the [Arizona Revised Statutes \(ARS\) §33-1803](#). The chart below shows the percentage of increase in Yavapai Hills HOA fees over the past 12 years which equates to an average of \$11 per year.

Years(s)	HOA Fee	% Increase
2016, 2017	\$315	14.5
2014, 2015	\$275	9.0
2012, 2013	\$250	8.0
2010, 2011	\$230	17.0
2006 thru 2009	\$180	--

The Board has worked hard to keep a tight budget, build up the reserve fund to a healthy level, and ensure that fees do not increase needlessly. To add perspective, *realtor.com* states that the median property cost in Prescott has risen 32% from January 2014 to February 2017. Our property values are rising. Our existing facilities are aging and if not maintained, property values will drop throughout the association.

It is also important to know that it is **not** fiscally responsible to simply “keep fees low.” The HOA and Board risk litigation if the HOA budget and reserve fund are not adequate to maintain the existing common property and

facilities. ARS 10-3830 “does **not** recognize **any** political or personal reason for not increasing assessments” (www.carpenterhazelewood.com).

Simply maintaining our existing common grounds and facilities may not be enough, however. We need to be realistic and consider the future. The HOA Board formed the Long Range Planning (LRP) Committee to help ensure that Yavapai Hills is prepared to meet the requirements of our growing and changing community in the next 5 to 15 years without resorting to special assessments or needless fee increases. The formation and direction of the Long Range Planning Committee is based upon comments and feedback from YH owners.

Finance Committee workshops addressing the 2018 budget will begin in August. Dates of the Finance, LRP, and all other committee meetings are posted in advance at the Club House, in the *Roundup*, and via email blasts. All meetings are open to owners and residents.

Superior Carpet, Upholstery, Tile, Stone & Grout Cleaning
GILBERT & SON CHEM-DRY®
 Professional Carpet/Upholstery and Oriental Rug Specialist
 Residential & Commercial
 • Safe and non-toxic
 • Dries in 1-2 hours
 • No sticky residue
 • Water extraction
 (928) 772-1730
 1-800-286-1730
 Independently owned and operated
 Serving Central Yavapai County

10027814
Landscape Now, Inc
 QUALITY WORKMANSHIP • COMPETITIVE PRICES
 Landscape Design • Installation • Maintenance
Shelley Murphy
 O: 928.458.0425 • landscapenow@commspeed.net
 PO Box 28052, Prescott Valley, AZ 86312

Architecture Topics

by Our HOA's Architectural Review Committee

This is one of a series of articles discussing various topics regarding the Architectural Review Committee (ARC) of our Yavapai Hills HOA (YHHOA)

ARC's Authority and Responsibilities

Authority for YHHOA's Architecture Review Committee is found in the Covenants Conditions and Restrictions (CCRs) that apply to each property in Yavapai Hills.

The CCRs specify that: *"No dwelling, building or other structure shall be commenced, erected or maintained until the plans and specifications and plot plan.... Shall have been submitted to and approved by the Committee"*

How Active is the ARC?:

The Architecture Review Committee has the greatest work load of any of the HOA's committees. During the year 2016 ARC processed applications for 23 new homes and 150 modifications to existing homes.

In order to give applicants prompt, timely decisions and handle this work load, ARC holds 22 work sessions per year: two monthly sessions during January through October and one each during November and December.

Who Serves on the ARC?:

The HOA's bylaws specify that the Architectural Review Committee *"consist of at least three (3) Members of the Association (Owners)*. In addition, Arizona law requires that this committee be led by a member of the Board of Directors (BOD). The BOD appoints APC members for terms of unspecified length.

Currently Glenn Sinn serves as the Board Liaison, chairing the committee. Additional association members (property owners) include Bruce Carr, Jerry Mellinger, Doug Pask and David Seelye.

HOAMCO, the association's management company, under YHHOA's Board of Directors instruction, provides the services of three employees. Neil True, licensed architect, and

Robin Weathers of their Architecture Department add technical support. Judy Jurecki provides administrative support. The committee also utilizes HOAMCO employees for building inspection and compliance observation.

BRUCE'S
MOBILE SHARPENING
SERVICE

"We come to you"

(928)-442-6389

8 knife minimum.
Don't have 8 knives?
Combine with neighbors,
friends and relatives!

ONE | REALTYONEGROUP
MOUNTAIN REALTY

Vinod Darira
REALTOR®, CIPS®, SRS
1-602-710-7767
Vinod@Darira.com
www.DariraRealEstate.com

Vinod Darira
100 E Sheldon St, Suite 200
Prescott, AZ-86301, USA
Cell: 1-602-710-7767
Work: 1-928-440-2522
ADRE License# SA650896000

Above all the Real Estate is Mother
Nature in one of her Real States of
Beauty.

ONE | REALTYONEGROUP
MOUNTAIN REALTY

Each Office is independently owned and operated

Yavapai Hills Home Owners Association Landscape Maintenance Policy

Exterior Premises on Improved Lots: Weeds, Bushes, Trees and Other Vegetation

Improved Lots include any Lot where a building or structure exists, where landscaping or other alterations have been installed, or where improvements have been constructed. All landscape on a Lot visible from neighboring property must be maintained in a neat, clean and attractive condition. As used in these maintenance policies, the term "visible from neighboring property" means with respect to any given object that would be visible in a person six feet tall, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed. The front yard, the side yard and the portion of the rear yard, which is visible from neighboring property, must be maintained by the Lot Owner as follows:

- All grass, hedges, shrubs, bushes, vines, trees, and plants of any type shall be mowed, trimmed and cut at regular intervals such as is required to keep them neat and attractive.
- The Lot must be maintained free of noxious weeds, including tumbleweeds. All weeds more than twelve inches (12") high will be deemed to be noxious and must be promptly cut or removed from the property.
- All dead or dying vegetation must be removed promptly.
- Ground cover such as decorative rock and decomposed granite shall be maintained in such a condition that will provide adequate coverage of dirt, weed fabric and/or ground cloth.
- All trash, debris, rubbish or litter must be removed promptly per City of Prescott ordinance.
- All landscaping and plants on the Lot which would present a visual blight upon the area, or which may harbor insect, rodent and/or nuisance infestations, or which is or may likely become a fire hazard or otherwise threaten the health and safety or the economic welfare of adjacent property or the owners or occupants, must be removed promptly.
- All residents must comply with City of Prescott ordinance banning the feeding of wildlife to ensure no damage is done to landscaping of Improved and Vacant Lots. This ordinance does not include the feeding and watering of birds.

Vacant Lots

The following requirements are for Lots upon which no building or structure exist, no landscaping or other alterations have been installed, and no improvements have been constructed. Such Lots must be maintained at regular intervals as follows:

- All grass and weeds more than twelve inches (12") high must be promptly removed from the front twenty feet (20') of a Vacant Lot.
- All dead vegetation including noxious weeds and tumbleweeds on any portion of the Vacant Lot must be promptly removed.
- All trash, debris, rubbish or litter must be promptly removed from the Vacant Lot.
- Upon notification of actual sightings of insect, rodent and/or nuisance infestations which may threaten the health and safety of property owners or occupants on an adjacent or any other Lot, the Owner must promptly remove such infestations and the cause per City of Prescott ordinance.
- All contracted maintenance companies hired by Improved or Vacant Lot Owners must be in compliance and accountable to these standards.

Pet Owner Requirements

As per City of Prescott ordinance:

- Owners must have control of their pet(s) at all times.
- Owners must pick up pet waste and dispose of properly while walking/exercising their pet(s).

Yavapai Hills FireWise

Yavapai Hills is a FireWise Community. There is information in the Clubhouse and the YHHOA website (see the Resource Center tab at www.yavapaihillshoa.com) on how to maintain a “Defensible Space” around your home and lot. The pamphlet [Living With Wildfire](#) is very helpful, or you can visit these websites:

- firewise.org
- dffm.az.gov/fire
- cals.arizona.edu/firewise

Dumping or Burying Debris or Hazardous Materials

The dumping or burying of grass clippings, leaves or other debris, petroleum products, fertilizer, or other potentially hazardous or toxic substances on any Improved or Vacant Lot, drainage ditch, Association common areas, or elsewhere within the Yavapai Hills Community is prohibited, except:

- a) wood chips may be used for mulch or ground cover
- b) fertilizers and herbicides may be applied to landscaping on Improved or Vacant Lots provided care is taken to minimize runoff and wind drift.

All maintenance companies hired by Improved or Vacant Lot Owners must comply with these standards.

The Yavapai Hills HOA and its Board of Directors strive to keep the high standards for attractive and appropriate landscape maintenance for all property Owners that will reflect a well-maintained visual environment that honors the beauty of the natural vegetation and habitat for which Yavapai Hills is known. The health, safety and welfare of all residents is of the utmost importance to uphold.

The Yavapai Hills Board of Directors has the right to change or update these policies at any time.

Effective: June 1, 2017

PRESENTED BY WINDERMERE REAL ESTATE!

4655 Sharp Shooter Way

3724 Sq. Ft.

3 bedrooms, 3 baths - plus office

\$589,000—MLS #1002183

“Contact The Integrity Group for a private viewing of this property.”



Thinking of selling your home or lot?

Give us a call today.



Cathy Kamper
Deanna Poppenberger
Yavapai Hills Professionals

The Integrity Group
928-777-1010

Windermere
REAL ESTATE
Northern Arizona

914 E Gurley Street
Prescott, AZ 86301



The Integrity Group web sites:

www.facebook.com/YavapaiHills

www.YavapaiHillsRealEstate.com - www.facebook.com/integritygroup

Prescott's Premier Full Service Retirement Community



Come and enjoy the “Las Fuentes Lifestyle”



- Pet friendly walking paths & fenced in Dog Park area
- Garden apartments available with walk-out patios
- Beautiful nature park
- Located in the heart of Prescott on 16 lush acres
- Underground parking available
- Restaurant style dining
- Voted Best of the Best for 7 years running - proven quality
- 199 Independent Living apartments with fully equipped kitchens and patios - choose from 9 different floor plans
- 42 Assisted Living apartments with professional and personal care
- Fitness Center / Barber and Beauty Shop / Transportation provided
- And much more

COME SEE FOR YOURSELF
1035 SCOTT DRIVE • PRESCOTT, AZ

Call today for your complimentary tour and lunch • 928-445-9300 • Our visit our website • www.lasfuentesretirement.com

Coverage that goes far beyond the driveway.

- Life Insurance
- Recreational Vehicle Insurance
- Insurance you can tailor to meet your needs



JIM CLEMENS

JCLEMENS@FARMERSAGENT.COM
853 S DUNIVIN LANE STE C
DEWEY, AZ 86327



FARMERS[®]
INSURANCE

*Call 928-227-2734 today for
Auto, Home, Life and Business.*



RE-ROOF SPECIALISTS

Hail and Wind Damage Inspections

Arrow Roofing Inc., an Arizona corporation, was established by Darrell Wiens and his wife Elizabeth Dehon, in 2010 here in Prescott. Previously, Darrell owned a roofing company in Oklahoma for decades that specialized in commercial projects. One of the most noted projects is the Cowboy Hall of Fame in Oklahoma City. He brought 45 years of experience to the community.

Our customers come to us when they want quality and professionalism. We work with homeowners, realtors and property managers. Keeping your roof in excellent shape is essential to the attractiveness, safety, value and longevity of your home. Whether you need complete roof replacement services, residential roof repair services, or a professional roof inspection for storm damage or home resale inspection, we are available to you.

Our company is family owned and operated with our son as the project manager. We are very proud of our professional and trustworthy staff who



understands that time is of the essence when it comes to roofing damages or repairs. Whether you have a single family home, a small apartment building, or a commercial building, we will ensure that the job is completed in a timely and professional manner.

From our modest beginnings to the present day, Arrow Roofing's goal has always been to provide its customers with the best service possible. We take pride in keeping your homes or properties safe and dry for years to come. Please look us up on the Better Business Bureau website, where

we hold an A+ rating. We are licensed, bonded and insured for your safety. We also have many years of experience working with insurance company claims and can help assist you in the process if needed.

We will be attending the Business & Lifestyles Show again this year. Stop by and meet some of our gang. Looking forward to meeting you!





ARROW ROOFING INC

• Roofing & Construction Services

COMMERCIAL & RESIDENTIAL

Re-Roof Installations or Repairs • Luxury Home Roofing Division

Storm Damage Repair ~ Roofing Inspections

Free Estimates

928-443-8633

• Insurance Claim Specialists
• 45 years Experience





Licensed/Bonded/Insured • www.arrowroofingaz.com • ROC 270657

The *Roundup* is the official publication of the Yavapai Hills Home Owners Association and is published every other month.

Editor: Jeanne Blosel

YHHOA Office: 4975 Hornet Dr., Prescott, AZ 86301
 928-778-5035 (Fax:778-1625) jjurecki@hoamco.com
 Office Hours: Monday - Friday, 9 a.m. to 4 p.m.
 Saturday 9 a.m. to noon

Advertise in the Roundup

Frequency:	Once	6 Times
1/8 page (bus. card)	\$20	\$90
1/4 page (3.75w x 5h)	\$30	\$150
1/2 page (7.5 w x 5h)	\$50	\$240
Full page (7.5w x 10h)	\$85	\$420

Deadline for ad submission is the 1st of February, April, June, August, October, and December

Preferred format for advertisements is a word or jpg file emailed to the editor. Camera-ready ads submitted to Judy Jurecki at the YHHOA office will also be accepted.

Full page insert (8.5x11) \$50 (once)

Advertisers will provide finished printed pieces. Check with Judy Jurecki, 778-5035, for number of copies needed.

The YHHOA does not endorse or recommend any vendors or advertisements.

YHHOA Activities

Activities take place at the clubhouse unless noted with an asterisk. For more information, call 778-5035

- Architectural Committee Mtg2nd & 4th Thu, 2 pm
- Board of Directors Mtg.....3rd Thu, 6 pm
- Adopt-A-Highway*As scheduled
- Book Club..... 4th Fri, 2pm
- Bridge (social)..... Thu, 1 pm
- Cooking Class3rd Wed, 10am
- Creative Threads.....3rd Fri, 10 am
- Dine Out Groups* Monthly
- Garden Club 4th Tue, 1 pm
- Ladies Bunco..... 1st & 3rd Mon, 2 pm
- Mah-Jongg Thu, 12 pm
- Men's Breakfast Group *3rd Thu
- Mexican Train Dominoes..... Every Mon, 1pm
- Pickleball Club Meeting 2nd Tue, 6 pm
- Pickleball Drop-in..... Wed-Thu-Sat mornings
- Pickleball Drop-in..... Mon-Wed-Thu afternoons
- Reading Discussion Group I*3rd Wed, 3 pm
- Reading Discussion Group II*2nd Wed, 1 pm
- Reading Discussion Group III* 2nd Fri, 2 pm
- RV Rollers 1st Tue, 6:30 pm
- Scrabble Every Tue, 1 pm
- Supper Club* 2nd Sun, 5:30 pm
- Tennis (Drop-In) Wed-Fri, 8 am
- Tennis (Advanced 3.5+) Tue/Thu/Sat 8 am
- Tennis (3.0 under) Mon, 8 am
- Women's Poker Mon, 10:30 am
- Water Aerobics (in season) M-T-W-Thu-F, 9 am

AFTER HOURS EMERGENCY: 928-443-3593



**Yavapai Hills
 Home Owners Association
 4975 Hornet Drive, Prescott, AZ 86301**