

THE NEIGHBORHOOD

PROPERTY OWNERS' ASSOCIATION OF FOUNTAIN HILLS

Fall 2023

“Working to keep our Fountain Hills neighborhoods beautiful!”

“BUZZ”



WANT TO SEE US IN ACTION?
The Committee of Architecture meets every Tuesday at 8:30

Our Mission

- ✓ Protecting our members' property value and their investment in their Fountain Hills home
- ✓ Maintaining quality architectural standards in NPOA neighborhoods
- ✓ Serving all Fountain Hills residents through community-betterment activities
- ✓ Supporting Fountain Hills schools through volunteer efforts that benefit children and teenagers.

Welcome to the Fall Edition of the Neighborhood Property Owners' Association (NPOA) newsletter - The Neighborhood "Buzz"! If you missed reading the Summer edition of the Buzz on-line, it focused on how to survive a summer here in the Sonoran Desert. Lots of valuable information, so check it out!

It's been a busy year so far for the NPOA. The Board's Annual General Meeting, held on March 20th was one of the most attended annual meeting in years. A beautiful "gift basket" with a value of over \$500.00 was raffled off. Next raffle is scheduled for December 2nd during Stroll in the Glow/ Letters to Santa, so be sure to enter.

In April, the Board arranged for a strategic planner to speak about the benefits of having such a plan in place. Well attended by Board and Committee members and Delegates, the Board in May authorized a committee to start work on such a plan. See page two for an overview.

Also in May, the Association hosted a Realtor Social as a means of touching base with the folks who serve as the main source of contact with buyers who might not be aware of the Deed Restrictions that run with the land. Turnout was amazing and the food and drinks were greatly appreciated.

As the summer heated up, so too did some legal challenges to the Association. The Board had it's first ever Arbitration Hearing and a Mediation Settlement Conference. Both processes are intended to minimize the time and costs of a traditional trial. For the NPOA staff and members involved in the hearings, it was a real eyeopener! Most disputes in the 30 year history of the Association were resolved before ever reaching the point of initiating a hearing or trial. We will continue to do our best to resolve issues before they get too far down the legal road.

Plans for a Delegate Roundtable meeting in November (see inside story) and preparing the 2024 Budget will round out the remaining few months of 2023.

Have a safe and enjoyable fall and winter!



MEET THE BOARD of DIRECTORS

The Board of Directors are the administrative arm of the NPOA. The nine members are all volunteers and some also serve as Delegates for their respective plats. Each Director is elected, at the Annual General Meeting, for a two year term and has the option to serve an additional two year term. After serving two consecutive terms the Director must take a break (and they need one!) for one year, before they are eligible to serve again.

The current Boards' backgrounds range from Realtor to a Paralegal, Strategic Planner to Educator, Landscape Architect to Insurance Broker, Nurse to retired Merchant marine Captain. The Chairman of the NCOA, a Project Manager, also serves on the Board. As is the case for many Fountain Hills residents, most are transplants from other areas of the country. Several hail from the Midwest, a few from the East Coast, some from out west. But one thing they all have in common is the desire to protect the value of its members property. All bring valuable skills and a commitment to upholding the architectural standards that support the mission of the NPOA.

Most are retired from their professional lives, but a third of the Directors are still working. Next March, there are four slots open for Board members, with three incumbents possibly running. Based on input from the last Annual Meeting, all qualified candidates, as determined by the committee, will be on the ballot for election. An example of desirable skills sets in potential candidates include strong leadership and communication skills, understanding and creating financial goals and budgets, ability to attend all monthly meetings, and thoughtful and creative approach to problem solving.

If you are interested in serving on the Board, applications and interviews are typically held in February. A nominating committee, appointed by the Board at least thirty days prior to the Annual Meeting, consists of five individuals. At least one must be a member of the Board of Directors and serves as the Chairman. The other four persons must be members of the Association and at least two of the four can't be members of the Board. Committee members, delegates and anyone else interested in serving on the nominating committee should get in touch with the Executive Director at 480-834-5317.

Board meetings are held on the second Wednesday of the month at 9:00 am

NOT A FAN OF THE NPOA? HERE'S HOW TO REMOVE YOUR PLAT

We know there are some folks within the NPOA's jurisdiction who didn't realize when they bought their property that they were legally contracted to be a member and follow the Declaration of Reservations that follow the land. If you are one of those, here's what you need to do in order to remove your plat.

First, you will need to find the date/year your plat voted to join the NPOA. Please contact the office with your Plat number. Then, based on that year, add 20 years to that year - which was the initial term of the conditions. If there were no petitions to withdraw, the conditions automatically renewed for a period of ten years, add that into the equation, and that will be the year when the terms will be extended for another 10 years.

So for example, Plat 210 joined in 12/1986, add 20 years = 12/2006, add 10 years automatic renewal = 12/2016. The next automatic renewal would be January 2026 so the members have until 12/31/2025 to have a majority of all property owners within their plat vote to not renew the Declaration of Reservations and formally requesting the NPOA to remove the plat from their jurisdiction.

NPOA Develops Four-year Strategic Plan

In May, the Board appointed a 7-member committee to develop a Strategic Plan for the Association - a first in the 30 plus years of the NPOA's history.

The committee adopted a vision statement originally crafted by McCullough Properties in January of 1979. The vision? To develop

"a haven from the pressures and problems of urban life. Residents have a "lifetime vacation" sense in one of the finest residential communities, carefully developed using preservation and intelligent, balanced land use with continuing attention to low density population, architectural control and environmental protections."

That vision was supported further by the mission statement which stated: *"Protecting you, your property values and the unique beauty of fountain Hills is the Committee of Architecture which reviews all building plans. The Committee of Architecture approval is required before a building permit is issued ...to encourage structures that blend harmoniously together and with the natural beauty of the area"*

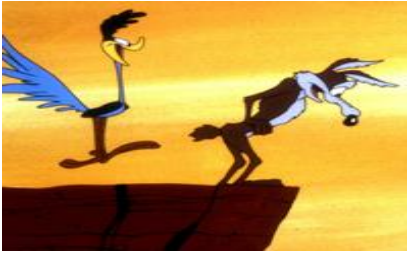
The Strategic Planning committee established an approach using a problem-solving method. They asked themselves: "What is the desired future state of the NPOA?" They examined the Associations strengths and the weaknesses; and the opportunities and threats (or SWOTs in planning lingo). Some of the outcomes that analysis revealed was a desire to grow a more robust organization that does more with more through better outreach to members, increasing partnerships and thus, value, with the Town and other community organizations, and stabilizing revenue streams and minimizing enforcement requiring legal involvement.

Meetings with the Town were held; expenses and budgets were reviewed and analyzed; and many ideas explored and scrutinized with the doable and most realistic advancing towards the final version of the plan.

The committee hopes to have a Draft version of the plan ready for Board review and approval in time for the November 8th meeting. If approved, the Plan will be available on the NPOA's website at: www.npoafh.org

NOTICE OF THE 2024 ANNUAL GENERAL MEETING

You're invited to the 32nd Annual General Meeting of the Neighborhood Property Owners Association of Fountain Hills, AZ to be held on Saturday, March 16 at 10:00 the Fountain Hills Community Center, 13001 N La Montana Drive. Refreshments will be served.



BORN TO RUN

The Greater roadrunner is a member of the cuckoo family. Who doesn't remember the Looney Tunes cartoons of the 50's pitting Wile E. Coyote against the elusive and clever roadrunner? While the roadrunner can outrun a human,

sprinting up to 26 mph, the coyote at 43 mph could easily catch a roadrunner except for one thing. The Roadrunner can fly! Not well, but enough to escape common predators. Love trivia? The roadrunner has the fastest running speed of any bird that can also fly.

Native to the southwest, but occasionally seen in Oklahoma and Missouri, the roadrunner mates for life returning to their breeding grounds in the spring. Typical clutch size is 2-6 eggs, with one to two broods per year. The nest is usually found in a dense bush or low tree and is made up of twigs, grass, feathers and occasionally manure.

The Roadrunner has a number of unusual abilities in addition to being quick on their feet! Every night, its enters torpor - a lowering of its body temperature - moderating its metabolism to conserve energy. It also has the ability to kill and eat rattlesnakes, rodents, reptiles and small birds and their eggs. Their long tail is used like a rudder for steering and balance, as well as for braking. All in all an amazing desert bird.

DELEGATE ROUNDTABLE MEETING

New or long-time Delegate? Thinking about becoming a Delegate? Please join members of the Board on Thursday, November 16th at 2:00 pm for a roundtable discussion on the role of Delegates in the Association.

The Board is looking for an informal discussion with delegates about ideas they may have to bolster the NPOA's value with members, how to make their contribution more meaningful, and hear what challenges the Delegates and the volunteer Boards and committees have in spreading the message of the NPOA. Refreshments will be served.

An email reminder will be sent to all existing delegates in late October. See you at the table!

Beep! Beep!

EVENTS

OCTOBER

- 21 MAKE A DIFFERENCE DAY
8 am—12 pm
- 28 SPOOKY BLAST
Four Peaks Park, 5 pm - 8 pm

NOVEMBER

- 4 PRESBY PICKINS' FLEA MKT
FH Presbyterian Church
First Saturdays October—April
8 am—3 pm
- 4 HH HAZARDOUS WASTE DAY
FH High School
8 am - 12 pm
- 10-12 FINE ARTS FESTIVAL
Avenue of the Fountains
- 11 RESCUE PALS GARAGE SALE
17014 Lima Circle
7 am - 12 pm
- 23 TURKEY TROT AND PARADE
Avenue of the Fountains
7:15 am -11 am

DECEMBER

- 2 ROLL IN THE GLOW
Avenue of the Fountains
5 pm - 8 pm
- 2 LETTERS TO SANTA
Avenue of the Fountains
5 pm— 8 pm



ASK

“CARNAC”

In every issue we will focus on a subject that will highlight some of the questions we receive from our members.

Q. Can I have a storage shed on my property?

A. Yes, but there are certain requirements that must be met. First, they must be behind a fence or wall. No metal sheds are permitted. Units 10' x 10' or smaller may have wood siding but it must be painted to match the house. Wooden shed 10' x 10' or smaller may have shingled roofs but roofs must be a muted desert color. They do not need to be on a concrete or paver foundation.

Permits are required for sheds larger than 10' x 10' must be stuccoed and painted to match the house. Maximum square footage is 144 sf. Maximum height to peak is 10'. All sheds 100 sf or greater must be on a paver, brick, or concrete foundation. Resin sheds (like Rubbermaid) smaller than 7' x 7' are allowed, but must be muted desert colors.

Not sure if a permit is required? Check out our website: www.npoafh.org or call our friendly staff at 480-837-5317.

WHO TO CALL

EMERGENCY - CALL 911

NON - EMERGENCY FIRE

Snake Removal 480-945-6311

Fire Station #1 480-837-9820

Fire Station #2 480-837-0804

MARICOPA COUNTY

Sheriff's Dispatch 602-876-1011

Animal Control 602-506-7387

NPOA 480-837-5317

TOWN HALL 480-816-5100

COMMUNITY CNTR 480-816-5200

PUBLIC LIBRARY 602-652-3000

FH SCHOOLS 480-664-5000

NUISANCE ?

The NPOA has a Nuisance Complaint process wherein upon receipt of presented evidence or witnesses, and corroborated by an official Police report, fines after the first complaint will be assessed to the property owner of record.

Also, the Town of Fountain Hills enacted new fees and regulations on Short Term Rentals, often times the source of nuisance complaints. For more information visit: www.fountainhillsaz.gov/rental-property

PAINTING?



The local Fountain Hills **Sherwin Williams** store offers great discounts to NPOA members!

A 40% discount on both exterior and interior paint and 25% discount on supplies is available, just show proof of your address, it's that easy! The store has a map of the properties that qualify for these discounts. For more information contact us at www.npoafh.org or (480) 837-5317. Don't forget to get your NPOA permit before starting your project!

ADVERTISING SPACE AVAILABLE

Want to reach out to over 4,300 households in Fountain Hills? Imagine your ad here! The NPOA is looking for sponsors of this newsletter and will provide this area for your approved message as a "thank you". This edition of the newsletter was "sponsored" by :

VERAPAX MARKETING
602-995-7841



ENTER TO WIN!!

AND WE'D LIKE TO HEAR YOUR IDEAS!

The NPOA would like your input on what you would like the Association to support or offer to our homeowners.

I would like to see (please check all that apply)

___ **Expert presentations on:**

- ___ Desert landscaping
- ___ Irrigation
- ___ How to choose a paint color
- ___ Home maintenance
- ___ Other _____

___ **Ice Cream Socials**

___ **Desert Fauna**

___ **Other** _____

Name: _____

Phone # _____

All entry's will be kept following the drawing for future Drawings. Need not be present to win. One entry per Address. Good Luck!

**CUT THIS ENTRY OUT
AND MAIL TO OR DROP OFF AT
THE NPOA OFFICES FOR
A CHANCE TO WIN A GIFT BASKET
VALUED AT OVER \$500.00!!!!**

Thanks for your support!

VOLUNTEERS WANTED

The NPOA is looking for individuals willing to volunteer for positions on its Board of Directors, Committee of Architecture, and as Delegates for their plat.

They are also interested in a volunteer(s) who could work with the editor of "The Buzz" to prepare the newsletter in the Adobe InDesign software application or other acceptable commercial printing software.

Please contact the office if you interested in any of these opportunities.

Visit: www.npoafh.org