THE NEIGHBORHOOD

PROPERTY OWNERS' ASSOCIATION OF FOUNTAIN HILLS

Working to keep our Fountain Hills neighborhoods beautiful!

"BUZZ"

SPRING 2023

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 Spring edition of the Neighborhood Property Owners' Association (NPOA) newsletter - The Neighborhood "Buzz"! The inaugural issue, published in October, 2022, represented the very first newsletter ever sent to its members in the 31 years the NPOA has been in existence. Yes, the NPOA celebrated its thirty year anniversary! Started by a group of neighbors worried about the lack of quality architectural control over its developing neighborhoods, those neighbors formed an Arizona Nonprofit Corporation in 1992. Jerry Miles, a former Fountain Hills Mayor and real estate attorney, spearheaded the effort. He knew that the original developer of Fountain Hills - MCO Properties (not affiliated with MCO Realty) - had attached a Declaration of Reservations to each recorded plat. The Declaration mandated the creation of a Committee of Architecture (COA) designed as the vehicle to drive the architectural and scenic aesthetics of the emerging town. What he didn't realize was that twenty years after each plats subdivision was recorded, each could, by a simple majority, opt out of the covenants, conditions and restrictions attached to their properties. Further complicating matters, MCO announced that on July 24, 1992 it would dissolve the Committee of Architecture for all plats that had reached its 20th anniversary. That was about to happen to Mr. Miles plat and he and his neighbors were extremely worried about what might get built around them! They got to work contacting every owner in their plat for approval to form a Property Owners' Association. By July of 1992 they had the required 50% plus one and filed for incorporation and formed a "new" COA. Other plats facing the same 20 year dissolution of their COA came to the organizers of plat 203 asking to join the new corporation. After all of the 66 plats recorded by MCO had reached their "expiration date", two thirds had joined the newly renamed Neighborhood Property Owners Association! Twenty two did not. We bet if you drive around town, you'll be able to spot those plats that opted out. That's what the NPOA is all about - preserving the value and protecting the scenic beauty of your Town. To see a map of the location of the 44 plats within the NPOA visit our website: **www.npoafh.org**

MEET THE COA TEAM

A Committee of Architecture (COA) has been an integral part of Fountain Hills from the inception of the Town through the eyes of its' master planner and developer, Robert McCulloch. Beginning in 1971, Mr. McCulloch's initial master Declarations of Restrictions required a COA for each of the 66 plats he recorded. Technically all 66 plats had a COA although they all operated as one unit. After 50 plus years, the Committee is still in operation and continues to hold the line against neighborhood blight and decay by enforcing quality architectural standards. This protects members property values and their neighborhoods as well as enhances the overall quality of the Town of Fountain Hills.

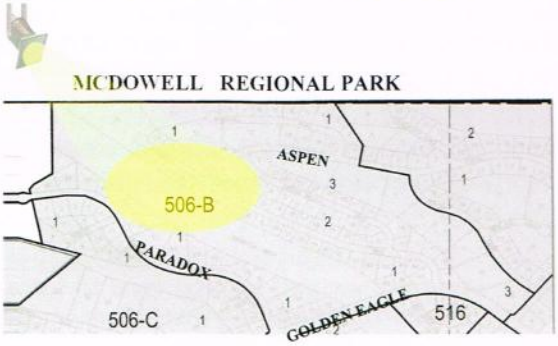
So who are these volunteers that donate their time almost every week of the year to serve on the COA? For starters, they come from all walks of life and areas of expertise. From Realtor to a Building Project Manager, Landscape Architect to Public Health Nurse, Mechanical Engineer to retired Military, all share the goal of preserving the architectural aesthetics of the NPOA neighborhoods. And occasionally, their diversity of backgrounds sometimes merge in unusual and unexpected ways.

Two members, Bob and Gary, shared their background and discovered they both had met members of England's Royal Family. Bob, as a teenager, winning First Prize in an International band competition, played for and shook the hand of Queen Elizabeth! Gary, as Project Manager for a regional outdoor music facility, won a National American Institute of Architecture award presented by then Prince (now King) Charles. Wow! -what are the odds!

One member, Linda, a retired nurse and whom had lived in Alaska for several years, discovered that another committee member, Jim also had lived in Alaska for many years and both shared the need to thaw out in Fountain Hills! Jim has served as the Committee Chair and is currently the inspector for the Association. Another member, Joan, applies her expertise in real estate and accounting to not only serve as a committee member but also in the office with bookkeeping needs.

All share the common goal of dedicating efforts to make the NPOA and the Town of Fountain Hills an amazing and desirable place to live. Thank you members of the COA!

"SPOTLIGHT PLAT 506B"



Thirteen years ago, Gail and her husband were driving on Shea Blvd. from Goodyear. They were on their way to Apache Junction to look at a condo. They never made it…. past Fountain Hills!

Awed by the stark contrast between Fountain Hills and surrounding suburbs - the hills, the architecture the fountain - oh my, they couldn't imagine living anyplace else. And when they learned there was an organization - the NPOA –which was responsible for keeping the neighborhoods looking good and with no annual dues, they were sold! They found their forever home in Plat 506B, located on the northern boundary of the town and adjacent to McDowell Mountain Regional Park.

Gail, an avid walker and plat Delegate, has a deep appreciation for the value the NPOA brings to neighborhoods like hers. Over the years she's seen many original neighbors move on, changes and improvements made to existing homes, and still the quality of the neighborhood prevails, noting "the NPOA is a very positive benefit for all of us!" We think so too! "Thank you Gail! You're a great neighbor and Delegate!"

NPOA REVISES ARCHITECTURAL GUIDELINES AND FEE STRUCTURE

The Board approved revisions to the Neighborhood Development Guide effective January 1, 2023. A committee of Board and COA members reviewed the existing guide as well as previous guides dating back to 1992. The committee focused on items which are frequently questioned or challenged. For example, they found "white windows" had been deleted from the 1998 guide - it's back in now. They also took into account how technology has changed over the last 30 years and made adjustments to accommodate new methods, materials and designs. You can check out the updated version on the website www.npoafh.org.

In 1992, a stamp cost 29 cents. Today, it's 63 cents. Rising costs for everything from office space to copy paper forced the NPOA to exam the fee schedule that has been in place for over ten years. The Association has no predictable stream of income –relying on Transfer and permit fees and fines. With real estate sales down in 2022 (and therefore Transfer Fees) the Board found it necessary to tap into the reserves to meet their obligations. The trend is unlikely to change dramatically in the coming months so consequently adjustments to the fee schedule were made in January.

Why be a Delegate?

If your plat does not have at least one Delegate, simply put: **you have no representation or vote at the Annual General Meeting!** Yes, you can attend and voice an opinion and we hope you do, but unless you are a Delegate, no vote.

Of the 44 plats under the jurisdiction of the NPOA, almost half are underrepresented or have no one. The number of Delegates per plat varies based on the size of the plat. There are over 35 openings for delegates!

Other than voting, what do Delegates do? We hope they are the "welcome wagon" for new neighbors and advisors to current neighbors. One thing they are NOT - the "police". They don't patrol the plat looking for offenses, but they may stop and remind you that whatever project you have going needs a permit. It's part of ensuring that you don't get a fine and ensures that the quality architectural standards are being upheld. A big job! Call Kim at 480-837-5317 for more information.

WEEDS &

Spring brings many outdoor tasks to keep your yard and plants looking healthy through the upcoming hot summer months. Those rainy winter days bring on a wealth of both beautiful flowers but also a abundance of unwanted weeds and grasses. There are many ways to control weeds including calling in the professionals. Another less expensive way and safer for you, your pets, and the environment is a homemade solution consisting of 1 gallon white vinegar, 2 tbsp of dish soap and 1 cup of salt. Mix in a sprayer and use in areas **not** near your valuable plants.

WATER

Homeowners have many ways to save water and money with their irrigation systems. A smart controller stands out as one of the most useful. Once set up, you really never have to think about your yard's irrigation again! Using your smart phone, the controller is programmed based on your zip code which is tied to your local weather. Using drop-down menus just enter your yards type of plants, soil and slope and you're done! The controller will do the rest and adjust your water usage based on local weather and seasonal averages. A Wi-Fi signal is required. It's a DIY project that only takes an hour! SRP offers deep discounts on controllers at its Water Conservation Expo scheduled for **March 4th**. Sign up on-line at **srpnet.com.**

PAINTING?

Two paint stores offer great discounts to NPOA members.

Sherwin Williams will give a 40% discount on both exterior and interior paint and 25% discount on supplies. **Dunn Edwards** offers a 37% discount on paint when purchased at 8686 Frank Lloyd Wright Blvd., Scottsdale 85260.

Each 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!

EVENTS

MARCH

11 IRISH FOUNTAIN FEST
Fountain Park, 11am - 5pm

17 ST. PATRICK'S DAY GREENING
Fountain Park, Noon

20 NPOA ANNUAL GENERAL MEETING
FH Community Center, 6pm

25 EGGSTRAVANANZA
Four Peaks Park, 8am-10am

25 DARK SKY FESTIVAL
FH Community Center, 4pm-9pm

APRIL

1 FH MUSIC FESTIVAL
Fountain Park, 5-10pm

5,12 ART ON THE AVENUE
Avenue of the Fountains, 10am-4pm

6,13 CONCERTS ON THE AVENUE
20,27 Avenue of the Fountains, Thursdays

MAY

1 MOVIE IN THE PARK
Four Peaks Park, 7-9pm

JULY

4 FOURTH AT THE FOUNTAIN
Fountain Park, 6-10pm

ASK "CARNAC"

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

Q Why do I need a permit from the NPOA if I already have one from the Town?

A The Town issues permits primarily to reduce unsafe building practices and potential hazards and to ensure the public health, safety and welfare of it's residents. The NPOA permit protects it's members property values by ensuring that quality architectural and landscape standards are maintained.

Permits are required for exterior architectural alterations and additions, including but not limited to repainting, demolitions, remodels/additions, walls, fences, pools, windows and doors replacement and new roofs.

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

Neighborhood Property Owners' Association
16810 E Avenue of the Fountains #119
Fountain Hills, AZ 85268
www.npoafh.org
Tel: 480-837-5317
Fax:848-260-5183

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The Neighborhood Property Owners Association of Fountain Hills, AZ
A 501(c) 4 Non-profit

NOTICE OF THE 2023 ANNUAL GENERAL MEETING

You're invited to the 31st Annual General Meeting of the Neighborhood Property Owners Association of Fountain Hills, AZ to be held on March 20th, 2023 at 6:00 pm at the Fountain Hills Community Center, 13001 N La Montana Drive. Refreshments will be served.

Please join your neighbors and other members of the NPOA for the 31st meeting of your property associations annual get together. There will be refreshments and a chance to win a fabulous prize plus meet your Board of Directors, Architectural Committee members and your plat Delegate.

You're probably wondering "Was this invite sent to the wrong address?" Nope. We assure you, if you own the property addressed on this newsletter, you absolutely are a bona fide, full fledged member of the NPOA. In the mound of paperwork in your closing documents was a document, the "Declarations of Reservations", which automatically gives you the best protection of your property's value and neighborhood aesthetics.

The NPOA also enhances and supports the livability of the Town of Fountain Hills for all residents by supporting community-wide events including Letters to Santa at Stroll in the Glow, Trick or Treat at Spooky Blast, the Volunteer Expo and Leadership Academy, and the PTO.

At this years AGM, the NPOA will hold a drawing for a gift "basket" valued at over $500. Local businesses and individuals have donated goods and services in support of the NPOA and it's members. Donors include Automotive Research LLC, Sipps Eatery, Russo Salon & Spa, Pearl Nutrition and Energy, amazing wines, and much, much more! Be sure to enter!

New: Bonus content on our website!!
Visit: www.npoafh.org

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!