

THE

PROPERTY OWNERS' ASSOCIATION OF FOUNTAIN HILLS

Working to keep our Fountain Hills neighborhoods beautiful!

“BUZZ”



WINTER/SPRING 2024

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

Greetings, members of the NPOA! We hope you are enjoying your winter here in Fountain Hills!

In this issue of the “Buzz”, in addition to all the “need to know” information about the upcoming Annual General Meeting and the importance of having Delegates representing your plat, we have information on how you can conserve water (and save money) by finding insidious leaks on your property and in your home.

For those of you who are new to the NPOA, we are an Arizona Non-profit Corporation established in 1992 whose primary purpose is to protect our member’s property values by maintaining quality driven architectural controls. We are not a HOA nor meet the definition of a planned community. There are no monthly or annual fees. We are unique; no doubt about it. The only other Arizona town that might of came close to Fountain Hills is Lake Havasu City. Why? Because they shared the same developer and designer.

Lake Havasu City and the Town of Fountain Hills were both planned by Robert McCulloch and developer C.V. Wood, the genius behind Disneyland. McCulloch, a businessman with big ideas, saw the potential in each of his developments but needed a “hook” to attract buyers to each of the planned developments. For Lake Havasu City, it was the London Bridge, which he bought, dismantled and reassembled as his “centerpiece”. For Fountain Hills “centerpiece”, he built - at the time – the tallest fountain in the world. Shooting anywhere from 330-560 feet it still ranks second in the US and fourth in the world.

But that’s where any similarity stops. In 1992, a group of Fountain Hills Town residents, formed the NPOA to stop the potential deterioration and erosion of the architectural standards of their neighborhood. Eventually 44 plats joined the NPOA. Their efforts helped to maintain an aesthetic appeal that supports todays property values. Lake Havasu should have been so lucky.



LEAKS ADD UP!

SPECIAL BOARD COMMITTEES

The Board forms special purpose Committees throughout the year to tackle various issues that are routine but necessary. For example, a Nominating Committee to interview potential Board members or a Finance Committee to work on the budget. The Communication Committee addresses how to reach out to our members more effectively (like this newsletter) and plans events to raise awareness of the NPOA.

Sometimes, Association members will approach the Board requesting they explore issues that are impacting their plat or the community at-large. In 2022, the Board was asked to form a committee to address concerns about Short Term Rentals (STRs). The request was made by members of a plat who were concerned by the number of STRs in their neighborhood and the associated noise, parking, safety and other issues generally associated with this type of rental. The Board was sympathetic to the member's concerns and formed a committee to look into any possible solutions they might be able to take. At the same time, the Town was preparing an Ordinance that would address the very same issues with STRs.

When the Town passed Ordinance 22-09, the Board put an 8-month moratorium on any further committee work until the Town could show some measured results. After the moratorium was lifted, the committee reconvened, examined various legalities, and ultimately determined that the NPOA was not the appropriate organization to address STR issues. The Board supports members concerns with this type of rental and had passed a Nuisance Resolution in 2021 (see note under Who to Call) The Board also encourages members who have any type of rentals in their neighborhood to contact the Town to advise officials that the property is functioning as a rental. The Town issues annual permits, plus the Ordinance requires that they be licensed.

If you are interested in serving on the Board, Committee of Architecture or as a Delegate applications are available at the office. Board candidates are interviewed in February or early March by the nominating committee.

A continuous drip this size...	=	wastes this much water:
1/16th"	=	24,700 gallons/month
1/8th"	=	98,700 gallons/month
3/16"	=	222,000 gallons/month
1/4"	=	393,000 gallons/month

Chart courtesy of EPCOR



WANTED: DELEGATES

Several plats under the jurisdiction of the NPOA have **NO REPRESENTATION!!** No representation = **NO VOTE** at the upcoming Annual General Meeting. Here are the plats with no or with severely fewer delegate representation.

Plat 403B should have 2, they have zero. This plat generally encompasses parts of Trevino, Nicklaus, Nelson, Monterey, Greenbriar and Burkemo.

Plat 422 needs one, and they have no one. This plat is at the west ends of Kingstree and Emerald and includes Cimber Estates, Venetian Lane, Fountain Hills Condos, Lionsgate and Kingstree Village

Plat 506A needs two Delegates. They have none. This plat includes Wrangler Court, Walnut Lane, Teo Gun Circle, Shoot Out Pl, Rusty Nail Ct, Round Up Circle, Quick Draw Pl, Nyack Dr, parts of Golden Eagle, Eagles Nest and Aspen.

Plat 511 needs just one and they have none. Cerro Alto and Mazatzal have no representation.

Plat 601C needs one and they have no one. Ponderosa, Seminole Ln, Lost Hills Dr. and Mountainside are all within this plat.

Plat 107 has one delegate but needs 3 more. And it's a huge plat with over 399 lots. This plat is located in the northeast edge of Fountain Hills and encompasses a large section of El Pueblo in addition to Alamosa Circle, Alamosa Ave, Agape Court, Caliente Calaveras, Buena Vida, Bowstring, Armijo, Algonquin, El Sobrante, Del Cambre, Deerskin, Calle Del Prado, Rica Vida, Pampas, Oro Grande, Huron, Escondido,

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



PAINTING?

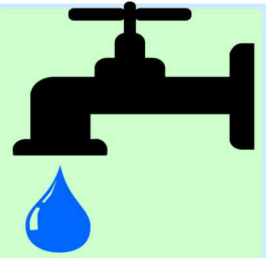
The local **Fountain Hills Sherwin Williams** store offers great discounts to NPOA members!

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.

Don't forget to get your NPOA permit before starting your project!

LEAKS !!!

How to Detect a Continuous Leak In and Around Your Home



Most of us can spot a leaky faucet or an irrigation emitter that has been chewed or blown off- signs it's time to pay a visit to Ace Hardware or call a plumber. But occasionally, you won't know if you have more serious problems until you open your water bill and find it's gone through the roof!

A simple way to test if you have a leak is to begin with your water meter. It is usually located in a small inground box near the curb. It has a lid which is sometimes screwed in place or hinged. Be careful when opening as they are ideal as a home for bugs and snakes. Once open, determine if your meter is an Analog (with a sweep hand or dial) or Digital.

Make sure there is no water used in the home before starting the test. Dishwasher or washers aren't running, and showers, toilets, faucets, and irrigation are off. Shut off icemaker, pool autofill, irrigation, water softener and other reoccurring but less obvious uses.

All water off? Head back to the meter and take a look at the sweep hand on a Analog meter. If you see its moving, you have a leak! There may also be a low-flow indicator on your meter that looks like a star, triangle or gear. If it is moving, there's a leak.

If you can't determine if it is moving, write down the numbers shown on your meter, wait 15-20 minutes (making sure no one is using water) and read it again. If the numbers are the different, you have a leak.

A digital meter will flash. Watch for a minimum of 10 flashes. If the number exceeds zero for any of the flashes, you have a leak. Again if it's a slow leak, you may have to follow the same procedure of recording the numbers, waiting a few minutes and then checking the numbers again. Some leaks are sneakier to detect - like pools. If you suspect you have a pool leak its best to call in an expert.

Information for this story has been summarized from materials available through the AZ Municipal Water Users Association.

EVENTS

MARCH

- 1-3 DISC GOLF CHAMPIONSHIP
Fountain Park
- 2 PRESBY PICKINS' FLEA MKT
FH Presbyterian Church
- 17 GREENING of the FOUNTAIN
Fountain Park
- 23 FOUNTAIN HILLS DAY
Avenue of the Fountains
- 23 EGGSTRAVAGANZA
Golden Eagle Park
- 30 DARK SKY FESTIVAL
Community Center

APRIL

- 4 CONCERTS ON THE AVENUE
Avenue of the Fountains
Thursdays in April
- 6 FOUNTAIN HILLS MUSIC FEST
Fountain Park
- 12-14 FLUTTER AT THE FOUNTAIN

MAY

- 11 MOVIE IN THE PARK
Four Peaks Park
- 27 MEMORIAL DAY CEREMONY
Veterans Memorial, Fountain
Park



ASK "CARNAC"

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

Q. Do I need a permit to build a wall?

It depends upon the height. Walls up to 2 feet do not require a permit. Anything over 2' feet will. All walls must adhere to design guidelines

Walls shall not be higher than six (6) feet at any point. Walls shall be made of masonry and finished on all sides with stucco textured to match the house's finish. All walls must be painted to match the house.

A walls height cannot exceed six feet from original grade. If additional retaining height is required, walls should be terraced.

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 the source of nuisance complaints. For more information visit:
www.fountainhillsaz.gov/rental-property

WEED OR WILDFLOWER?



Sometimes the distinction between a flowering plant and a weed becomes blurred - especially in Arizona. Many find the California poppy and lupine that bloom in the spring following our winter rains to be the burst of color to enliven their Spring landscapes. And they are both a beautiful and native wildflower! Grown in a natural desert landscape, they are a desirable addition to the plant palette.

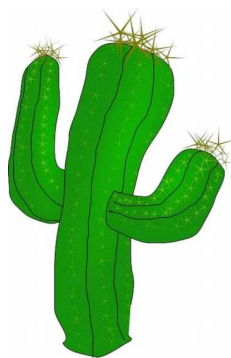
However, when these and other flowering plants are allowed to infiltrate the landscapes of our front yards, they can be regarded as weeds since they have a short life span and can self-sow hundreds of seeds. After they have died, they become unsightly and pose a fire hazard if allowed to remain. If a property owner does not remove the seed heads it can affect the appearance of not only their properties, but neighboring properties as well. The NPOA receives countless complaints about weeds every Spring.

How to control unwanted vegetation in your landscape? There are several ways to get rid of “weeds” including such products as Roundup, Ortho spray, Amaze and other weed killers. These are highly toxic and effective weed killers and are most useful for pre-emergent applications. Use caution when applying.

A less toxic and effective killer of emerged weeds is a mixture of 1 gallon vinegar, a generous cup of salt and 2 tablespoons of Dawn dish soap mixed together and poured into a sprayer. Your landscape may smell like a salad for a few hours, but it is an effective way of spot treating weeds.

Of course you can always pull by hand or scrape off the weeds using a specialized garden hoe, but if the root remains, you have only postponed the problem.

Bottom line? If your front landscape looks overgrown and untended, be a good neighbor and take steps to control the problem. Your neighbors and the NPOA will appreciate it very much!



SAGUARO'S SUCCUMB TO 2023 SUMMER RECORD HEAT


Last summer saw a number of our prized symbols of the Sonoran desert, the mighty Saguaro, fall over - seemingly without warning.

Record breaking heat and the driest summer on record, stressed these iconic giant cacti like never before. The Desert Botanical Garden cited the “Nonsoon” season lack of rainfall as a primary cause of the saguaros literally falling apart due to dehydration.

The Garden does not recommend daily drip irrigation, but rather creating a shallow “tree well” (typically a 3-4 foot circular border or “dam” around the plant) and trickle watering with a hose for 4-6 hours once per month.

Also, having shrubs and other plants around it's base will help shade the soil and keep root temperatures cooler.

Visit: www.npoafh.org



**Enter to win a
GIFT BASKET!!
VALUED AT \$500.00**

Name: _____

Phone # : _____

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