



# Pinnacle Peak Estates III HOA

## March 2007 Newsletter



[www.ppe3.com](http://www.ppe3.com)

### Board of Directors

President	Peter James
Vice president	Becky Griffin
Secretary	Rick Swanson
Treasurer	Nils Anderson

### Property Manager

Cornerstone Properties, Inc.  
Vern Carrillo - 602-433-0331  
[propertymanager@ppe3.com](mailto:propertymanager@ppe3.com)

### Neighborhood Garage Sale – Saturday March 10 - 7:00am-2:00pm

Everyone who participated in last year's successful sale said they wanted to repeat it. Bill and Marty will be the coordinators again and will again map all participating homes for distribution the morning of the sale. This helps buyers from missing anyone in our subdivision. If you want to be on the map, please contact **Bill or Marty** at **480-998-5742** by March 7th.

### Trash Awareness

Garbage pick-up is on Mondays and Recycle pick-up is on Thursdays. There are only three days, **Thanksgiving, Christmas and New Year's**, when the schedule for the remainder of that week shifts to the next day. Monthly curbside bulk trash pick-up in our neighborhood usually is Monday morning: **Jan-22 Feb-19 Mar-19 Apr-16 May-14 Jun-18 Jul-16 Aug-20 Sep-17 Oct-15 Nov-12 Dec-17**. Please be conscientious in placing yard trimmings and other trash no more than a week before the scheduled pickup. In addition to keeping our streets attractive, this will avoid attracting animals that may take refuge in trash piles. A Scottsdale Ordinance fines homeowners \$100.00 for putting trash out more than nine days early.

### Dogs

Our community is being dogged by a couple of persistent pet issues! The board has received multiple complaints regarding habitually barking dogs, unleashed dogs running wild, and doggy doo not being picked up by pet owners. Please note that pets **MUST** be leashed, and owners **MUST** cleanup after their pets. All of these issues are city ordinance violations. For the harmony and sanitation of our community, Violators of city ordinances **WILL** be identified to city enforcement.

Complaints for habitual dog barking fall under the scope of the Police Department as peace disturbances. The Police non-emergency number is **(480) 312-5000**. If the Barking is intermediate it may also be handled by the City of Scottsdale mediation process.

When you have a persistent problem with a barking dog in the neighborhood (or unleashed pets or doggy doo) , the recommendation is to contact neighbors near you who are also experiencing the problem, then for each of you to separately contact the Scottsdale Police Department at 480-312-5000 and describe the problem and its location. The more complaints that the police receive at the same time regarding the same incident, the more the police are enabled to visit the location and discuss the barking issue with the dog owners.

### Dogs (continued)

References to relevant City ordinances and help tips from Maricopa County for pet owners are available on our website at [www.ppe3.com](http://www.ppe3.com).

Thanks for working together to be good neighbors by sharing your observations and concerns.

### Entrances

Some homeowners have expressed that our Pima and DeLaO entrance should have a nicer appearance. One interested homeowner joined us to look at this issue. We found that part of the problem was that the drainage culvert was plugged, thus causing flooding at the culvert which caused water to flow down DeLaO Road. We contacted the city and they cleared out the culvert. Additionally we have requested that the city extend these culverts to eliminate the two large holes in front of our monuments, which will give us a level grade for improvement. The city is in the process of considering this extension. We are pursuing the construction of the other monuments as planned for in this year's budget.

### Board Meetings

Board Meetings are held four times a year. Notification of the time and place is posted at the mailboxes five days prior to the meeting and on our website [www.pp3.com](http://www.pp3.com). The next meeting will take place in May; watch for the notice. Our annual meeting, at which we elect the new Board, is held in early December. You are notified of this meeting by mail at the end of November. Enclosed with that notice, is a billing statement for payment of the annual assessment, a proxy to sign and return if you cannot attend the meeting, and an addressed return envelope.

### Architectural Review Committee

Our CC&R's protect our home values by insuring that property improvements, including painting, landscaping, building additions, etc. meet the architectural guidelines. Proposed improvements must be reviewed and approved by the Architectural Review Committee. Failure to obtain such approval can result in costly legal action to the offending homeowner. Forms are available on our website.

### Selling Your Home

If you sell your home, please inform your buyer and the title company that you have a Homeowner's Association that enforces our Covenants, Conditions and Restrictions. The association documents are available on our website, and by law, must be disclosed. There is a \$50.00 fee for disclosure to the title company, for the buyer, of assessment status and ARC compliance. Most other homeowner associations charge about \$250.00 for this service.

### Annual Assessment Amount

Our annual assessment is determined each year by the Board when the new budget is approved. This year it is the usual \$100.00 per year. According to our bylaws, the annual assessment cannot be greater than \$200.00. Payment is due on or before January 10th. If you still have a balance due shown below, avoid a monthly \$3.00 rebilling/late fee by using the enclosed addressed envelope to make payment now.