

NEW LANDSCAPER

In May we changed our landscaping company to Caretaker. You have probably seen their bright red trucks in the community. The change was brought about to provide better attention and care to the community's landscaping issues.

Although we will not be installing a winter lawn this year, we anticipate improved landscaping as they intend to use the winter dormant month's to work on eradicating the weeds that seem to have taken over much of the turf.

A more aggressive approach to fertilization will include soil testing so the right combination and quantity of fertilizer is applied. Additionally, Caretaker recommends that we begin to trim our bushes in a more natural manner. Although this tends to eliminate the smooth shaping of plants like the sage, it provides for a healthier plant.

What you will see as an additional benefit is the plants should flower more prominently, as the flower buds are not constantly being trimmed off. Instead, selective pruning is used to maintain their shape and allowing the plants to flower and add color to the community. Although we all would like to see immediate improvement, it will take some time, so we appreciate your patience.



Please remember to address your questions or concerns to

City Property Management Company
4645 E. Cotton Gin Loop
Phoenix, AZ 85040
602-437-4777

Our Property Manager is Leah Bubb
She can be contacted at LBubb@CityProperty.com

You can also forward questions or concerns to
Info@SierraTempe.org
City Property (CPMG) and Leah should be your first point of contact for issues or concerns you have.

WALL ENHANCEMENT

The wall enhancement project is plodding along. It has taken us significantly longer to finalize the plans and select the materials.

One of the benefits of this has been a significant reduction in the estimated cost as there are more quality contractors willing to cut prices since overall demand has weakened.

As we get closer, watch the web site for more details.

BULK PICK-UP

The City of Tempe provides a bulk pick-up service. This allows homeowners to rid their yards of bulky yard waste and other items.

The pick-up is scheduled for the fourth Monday of each month. If you intend to use this service, please be mindful of the following rules:

- Trash is NOT allowed to be placed on the curb until the Saturday Morning two days before the pickup day at the earliest.
- Please make sure your piles do not block the sidewalk or extend more than one car width into the street.
- Hazardous materials, including pesticides, oil or petroleum based products and paint are prohibited.
- You are responsible for sweeping up any remaining debris after the pickup, by the end of the day.

ARCHITECTURAL GUIDELINES AND SHEDS

One of the issues we are dealing with is the proliferation of storage sheds. As a result of complaints and concerns regarding sheds, the Board made the decision at the April 30, 2009 Board meeting that plastic sheds visible from either surrounding properties or from the street will no longer be approved. The basis of this decision is simple. The harsh Arizona summers degrade the plastic resin so rapidly, that most plastic sheds tend to look terrible in only one or two summers. They tend to fade, warp and deteriorate rapidly. We didn't have to look far to find several examples of this. Consequently, Plastic sheds are permissible ONLY if they are not visible above the fence line.

ARCHITECTURAL GUIDELINES AND SHEDS **(CONTINUED)**

The ACC will consider sheds that stand taller than the fence line only if they meet the following criteria:

- Roof must be pitched (flat roofs will not be approved)
- Roof must be of concrete tiles similar in style and colors used on the homes in the community. Asphalt shingles may be used provided that they are tan or brown in color. NO rolled roofing. No white, red or other colors.
- The preferred material for the shed's exterior wall is stucco, painted to match the wall in front of it. Painting to match the wall will allow the shed to blend in better, making the shed less obvious to the surrounding neighbors or to those walking by.
- Walls of wood or metal will be considered, but they are to be of a color similar to the stucco as indicated above, to make them less obvious.
- Placement of the shed will also be a factor. The closer a shed is to the fence, the greater the amount of shed visible. A shed that stands 2 feet above the fence line, may only expose 6-12 inches if the shed is moved 24 inches away from the wall, depending upon the angle of the viewer's line of site.

In all cases, maintenance will be required, and structures, including sheds that fall into disrepair, will be required to be replaced or removed.

We encourage you to submit your request with as much detail as possible. The more information the board has, the easier it is to render a favorable decision early.

POOL BACKWASH

The City of Tempe recommends that all pool discharge water be kept on your property and used for landscape irrigation or be allowed to percolate into the ground. If water from spas, pools and fountains must be discharged into the street or storm water system, a permit MUST be obtained at least 48 hours prior to discharge. You can obtain the permit on-line by visiting the city's website, or follow the link: www.tempe.gov/engineering/docs/Pool_permit.htm or call the City at 480-350-8521

BOARD MEETINGS

This is **your** community and **your** association. This is your chance to be a part of the process and make your voices heard by the Board, the Management Company (City Property Management Company) and our property manager, Leah Bubb. Every homeowner has the opportunity to be elected and serve for a 3-year term. Sierra Tempe will only be as good as the officers we elect and the Management Company we hire. Got a gripe? Got a compliment? Want to serve? Have ideas or suggestions? Now is your chance. Plan to attend the next board meeting. Visit www.SierraTempe.org for all public notices. Please come and participate.

ARCHITECTURAL GUIDELINES ~ GENERAL

1. Architectural improvements REQUIRE the prior approval of the Architectural Control Committee (ACC) if they are visible over the top of the fence. The ACC considers the top row of blocks originally installed by the developer, Continental Homes, to be the "Top of the fence". If it is visible above the fence line, then it probably needs approval. Here is a sample of what does and does not need approval:

Children's play equipment (Swing Set).....	Yes
Playhouse (shorter than fence).....	No
Tree house or Fort type structure (taller than the fence).....	Yes
Trampoline	No
Trampoline with safety walls that are taller than the fence.....	Yes
Patio Umbrella	No
Gazebo (store bought, erected as a temporary structure) usually constructed of Metal and canvas	No
Gazebo (site built, erected as a non-temporary structure)	Yes
Changes to the home itself	
Re-roof patio cover	No
Replace, expand or re-design patio cover.....	Yes
Remodel front yard	Yes
Raise Fence height.....	Yes
Replace rear access gate with same size & style as existing (including slats)	No
Install new rear access gate or change style of existing gate	Yes
Add or move existing walls or landscaping hardscape.....	Yes
Install or remove low voltage landscape lighting (Malibu or similar)	No
Install or remove landscape lighting (Not low voltage)	Yes
Replace Garage door (Style and colors to be same as current)	No
Replace Garage door with a different style door	Yes
Paint or re-paint home (even if painting same color).....	Yes
Sheds.....	Yes

Remember it this way: If your neighbors can see it, seek approval.