

Sunrise Canyon HOA Meeting Notes

April 23rd - 4pm

Pool Deck

Board Attendees: Allan Wright, Vince San Angello, Tim Connolly

Homeowner Attendees: Sumner Sachs, Mark & Ronda Happ, John & Jane Vitale, Mark Harrison, Susan Michalek, Dorothy Jones, Gail & Ed Seale, Claire Connolly, Betty Brainerd, Lorraine & Jack Gifford, Gloria San Angello, Frank Wilcek, Bob & Betty Stobie, Erika Geyer, Charlotte Slanaker, Champa Carr, Bill Stanton, Alison & Toby Bell, Jerry Barkan, Kathy Hays, Syd Berwager, Mary Lou Higgins

- **Architectural Committee Report**

Gail Seale reported the Architecture Committee (Gail, Lesley Roberts and Shelley Olsen) had met several times since the last HOA meeting with the intent of identifying ways to best serve the community in matters of architectural upkeep and beautification. Their initial three of focus are as follows:

1. Updated the approved exterior color paint list to provide a second color choice for the rough sawn lumber and trim. Approved trim colors are now Norfolk Brown and Briar. See attached Approved Exterior Paint Colors
2. Produced a Sunrise Canyon Architecture Rules and Regulations document. See attached Architectural Committee Rules and Regulations.
3. The Committee is in process of drawing up an Architectural Inspection Report

- **Landscape Committee Report**

Claire Connolly reported that the landscape contractor has made good progress cleaning out the dead, diseased and rodent infested plant material along the southern most wash of our common area. The contractor is currently working the northeast corner of the common area property and will proceed north along the eastern edge of our common area property to the stormwater retention basin at the norther tip of our common property. Claire stated the landscape committee will then be requesting additional funds from the Board for labor, riprap and plant material to complete the western portion of our common property along Territory. The landscape contractor is harvesting and relocating desirable cactus material as they progress with their cleanup activity.

The Landscape Committee (Claire, Jim Olsen and Betty Brainerd) produced Landscape Committee Rules and Regulations, a Work Request Form for resident project requests in common space and a Yard Review Recommendations form. See attachments.

There have been several complaints concerning overgrown vegetation on residents' property. The Landscape Committee reviewed all fifty-eight properties. The Board will follow up with a couple of homeowners whose property requires attention.

- Annual Budget revisions/options

Both our street contractor and reserve analysis consultant recommended that we not re-seal the asphalt roads as we had planned this year. The streets are at their end of useful life. Repair is not practical, replacement is required, re-sealing would be a waste of money. Road replacement will cost approximately \$200k and will be discussed in the next agenda item concerning our Reserve.

Our tennis/pickle ball court is also in significant disrepair and being used regularly. The Board is shifting the street slurry seal funds to immediately repair the tennis/pickle ball court.

Multiple residents requested that the Board consider raising dues so the community amenities could be better maintained.

There was also discussion of other projects or issues competing for limited or non-existent funding. Items brought up were refreshing pool restrooms, purchasing new pool furniture, heating the pool year-round and constructing a bocce ball court. Charlotte Slanaker volunteered to lead a community survey to help determine the entire community's priorities.

- Reserve Discussion

The HOAs current reserve balance is approximately \$82k. The Reserve Analysis conducted this last March identified common property elements (streets, pool, spa, cabanas, fencing, walls, lighting, tennis court, landscaping, etc.) associated a life expectancy and replacement cost. There was discussion of having a special assessment in two years to address the replacement of the streets and providing adequate funding for maintenance/replacement of the other common property assets and that a special HOA meeting would need to be scheduled to hold a special assessment vote.

Residents asked the board to consider acting now and not delaying for two years to address the underfunded reserve. Three funding sources were discussed: 1) a special assessment, 2) continue to fund the reserve with annual contributions from the annual operating budget (funded by annual HOA dues) and 3) implementation of a capital improvement real-estate transfer fee.

Residents requested the Board

1. Immediately implement a \$400 real-estate transfer fee
2. Provide a recommendation for a combination of dues increase, special assessment and capital improvement fee to address our underfunded reserve.

The Board committed to further discussion and specific scenario analysis.

SUNRISE CANYON
HOA
Approved Exterior Paint Colors
April 18, 2022

Important notice:

As of the above date of adoption of these Board permitted colors, homeowners repainting their home shall adhere to the below listed color scheme, if not already in compliance. Owners who place their homes for sale are required to be in compliance with approved colors listed below.

ROUGH SAWN LUMBER, OVERHANGS, EAVES, & EXTERIOR TRIM

Dunn-Edwards Norfolk Brown SP79 FLAT

or

BRIAR DEC712

WOOD SIDING & SIDE AND SHED DOORS

Dunn-Edwards Mesa Tan DEC718 flat

STUCCO

Dunn-Edwards Flagstone SP15 Spartashield VA

GARAGE DOOR

Dunn-Edwards Kings Canyon Q3-59D semi-gloss

STREET LAMP POST

Rust-Oleum Black semi-gloss

ROOF COATING

White

Dunn-Edwards Locations

4320 E. Speedway Blvd.	520-327-6011
7525 E. Broadway Blvd.	520-296-3875
2741 N. Thornydale Rd.	520-219-7252
3850 N. Oracle Rd.	520-887-7100

SUNRISE CANYON HOA

ARCHITECTURAL COMMITTEE RULES & REGULATIONS

April 21, 2022

The following Rules and Regulations are set forth to ensure that all architectural changes, additions, or modifications to any structure are in compliance with the bylaws, CC&Rs, and architectural rules adopted by the Sunrise Canyon HOA Board of Directors. Together, we can insure that every home in Sunrise Canyon maintains a standard that enhances and preserves the value of all homes and Sunrise Canyon's reputation as a desirable community to live in.

Homeowners shall maintain exterior paint condition, to include rough sawn lumber such as posts and beams, rafters, ramada ceilings; wood siding and trim, stucco walls and garages.

Homeowners shall maintain paint condition of street lamp posts and entry gates.

Homeowners shall comply with current accepted paint colors and required paint finishes for various material compositions.

Homeowners shall maintain roofs and roof tiles in good condition. Any roof tile replacement must match existing tiles.

Homeowners shall maintain perimeter walls, walkways, and driveways in good repair.

Homeowners shall maintain the integrity of the original Southwest Territorial architectural style of the Sunrise Canyon development.

Homeowners shall contact the Architecture Committee to request any exterior home modification, improvements, or changes. See CC&Rs, pages 15,16, and 17 for details.

Examples of changes needing Architecture Committee approval include, but are not limited to, the following:

- Ramada modifications

- Window and patio door replacements garage door replacements

- Walkway or driveway modifications

- Brick enclosure wall modifications

- Any modification of original structure.

Architecture Committee email contacts:

Gail Seale
gailseale1@gmail.com

Lesley Roberts
roberlea@gmail.com

Shelley Olsen
shelleychaseolsen@gmail.com

Please contact us for any architectural modifications you may be planning. :)

Sunrise Canyon Homeowners Association

Landscape Committee Rules and Regulations

Our CC&R's Article 11:3 Owners Guidelines outlines the requirements and responsibilities of homeowners for yard appearance. The landscape committee proposes the following Rules and Regulations that expand upon and clarify the CC&R's

Homeowners shall be responsible for the lots as follows:

1. All visible homeowner property shall be landscaped with a tailored desert theme using plants native to or Appropriate for the Sonoran Desert. Non-native plants are discouraged.
2. All visible homeowner property shall be landscaped with decomposed granite and/or decorative rock. No grass(es) are allowed. The rock should be in sufficient quantity so that bare ground is not visible.
3. Trees and plants shall be pruned and trimmed regularly so yards have a neat, tailored, well maintained appearance.
4. Trees and shrubs overhanging the sidewalk and street shall be pruned to a minimum vertical clearance of 15 feet over the street and 8 feet over the sidewalks.
5. The HOA reserves the right to ask for trimming of any branch that is deemed a hazard, or does not meet the above guideline, at a cost to the homeowner.
6. Shrubs planted to form a hedge should be wall height or no more than 6 feet in height at most.
7. Planting of trees or shrubs should not materially interfere with other homeowner's view.
8. Homeowners shall be responsible for pruning trees and plants that encroach into common areas or neighboring properties. The HOA reserves the right to trim or prune any material that is not addressed at the homeowner's cost.
9. Weeds shall regularly be removed from ALL areas and from concrete joints.
10. Rocks and gravel from the homeowner's yard shall be removed from sidewalks, driveways, and the asphalt pavement in front of each lot.
11. The homeowner is responsible for preventing ongoing erosion from displacing soil, gravel, or rocks from his property into the common areas or into the street and sidewalks.
12. Plant debris, tree and shrub pruning's and droppings, shrub trimmings and dead foliage shall not be put over the walls into the common areas. The HOA reserves the right to remove such material at the homeowner's cost, or implement a fine.
13. Trees and plants shall not be planted in, nor removed from, common areas by homeowners without the prior approval of the landscape committee and the board. A required request form is to be submitted for all such work.
14. The homeowner is responsible for the appearance of his lot including periods of vacancy.

Approved:

Sunrise Canyon Homeowners Association

Yard Review Recommendations

Date of Review: _____

Owner Address: _____

It is the responsibility of the Landscape Committee to ensure that Sunrise Canyon yards are “neat, clean, and well landscaped”.

The landscape committee recently undertook a comprehensive review of all the yards in Sunrise Canyon to determine compliance with the CC&R’s, The landscape policy, and Yard Appearance Rules.

While we prefer to individually approach and visit with each homeowner regarding yard clean-up recommendations, the number of homes and time constraints precludes this approach.

Items noted by the committee as requiring your attention are as follows:

- Shrubs need trimming and shaping
- Weed Control-Yard/driveway/sidewalk
- Tree trimming- 15-foot clearance over street
- Tree trimming – 8-foot clearance over sidewalks
- Tree trimming-mistletoe needs to be removed
- Tree trimming-limbs overhanging neighbor’s driveway, roof, or yard
- Tree debris- Pods, flowers other debris needs to be removed
- Remove dead vegetation
- Sidewalk/driveway- Trim vegetation/ sweep up rocks and gravel
- General raking, trimming and clean-up needed
- Trimming of growth overhanging walls into common area
- Removal of trimmings dumped into the common area
- Other _____

Thank you in advance for having the above noted items addressed **within three weeks** in order to avoid financial penalty. We appreciate your efforts to enhance and maintain the appearance of our neighborhood.

If you are physically unable to take care of the items noted, please contact a committee member and we will work with you to find a reasonable solution.

If you have any questions concerning the above noted items, and would like to speak with someone personally, please feel free to contact the Landscape Chair via the following e-mail sunrisecanyonlandscape@gmail.com .

Sincerely,

Your Sunrise Canyon Landscape Committee

Sunrise Canyon HOA Landscape Committee

Work Request Submittal Form

****Use this form for landscape project requests that are in or use common space access outside of your property walls****

All project requests need to be in keeping with the neighborhood landscape plan and be funded by the property owner.
Materials used in the common area must be on the neighborhood approved list of plant and rock material.

Date: _____ Owner's Name: _____

Owner's Address: _____ Owner's Phone #: _____

Contractor Name (only applies for hired work): _____

Contractor phone #: _____ Address: _____

License#: _____

Description of work: _____

Date work is to begin: _____ Estimated completion date: _____

***Type of Materials used: _____

***Color to be used: _____

Other information: _____

Please attach a drawing showing the work. ***please refer to approved plant and rock material list

Please submit this form by e-mail to: sunrisecanyonlandscape@gmail.com

To be completed by the Landscape Committee

SIGNIFICANT DATES (dd/mm/yy):

Request received:	Questions to Homeowner:	Request finalized:
LC decision:	Homeowner notified:	Work completed:
LC inspections:		

LC RESPONSE

<input type="checkbox"/> Approved as requested	<input type="checkbox"/> Approved with conditions (see Explanation)	<input type="checkbox"/> Not approved (see Explanation)
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Explanation: *(Please attach a separate sheet if more space is needed)*

Authorized signature on behalf of the Landscape Committee:

Signature _____

Printed name _____