

2013

WVHOA Newsletter

SEPTEMBER 2013



WEST VALLEY HOMEOWNER ASSOCIATIONS

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Meetings are held in the Hopi Room of the Chaparral Center, 19781 N. Remington Drive in Sun City Grand. Sun City Grand is located on the west side of Grand Avenue, about five miles past the Bell Road intersection. Turn west onto Sunrise and take it to the second intersection, which is Remington. The Chaparral Center is located about .2 of a mile on the right side of Remington Drive adjacent to the Sonoran Plaza.

October's Luncheon Meeting: CC&R Enforcement

The next meeting of the West Valley Homeowner Associations will be October 2 - CC&R Enforcement. Attorney Adrienne Speas will be reviewing the enforcement process and its challenges. She'll also provide tips on trying to achieve that important goal of compliance.

We'll be meeting on October 2 at 11:45 a.m. in the Hopi Room, Chaparral Center in Sun City Grand, 19781 N. Remington Drive in Surprise. Cost for the luncheon is \$10. Lunch will be served from 11:45 to noon and the program will start promptly at noon.

Please make your reservations by contacting Colleen Lombard at calombard@cox.net or 602-795-2363. Reservations must be received by 3:00 p.m. on Friday, September 27.

Payment for the luncheon may be made by cash or check (personal or business check) at the door only. We are not able to accept "pre-payment" for the luncheon meetings.

Benefits of Attending WVHOA Meetings

As part of your membership in WVHOA, you receive the WVHOA Newsletter. While this contains information regarding homeowners associations, you still derive additional benefits by attending the meetings. For example, our speakers usually provide detailed handouts pertaining to our meeting topics. Also, you get to meet other association board members and discuss and share ideas.

We hope to see you on October 2!

WELCOME BACK!

I began writing this greeting only to be distracted by a joyous and hard-driving rain storm. Desert residents generally welcome the rain's cooling effects, while plant life can almost be seen drinking in nature's refreshing brew.

Grateful for nature's softening effects on a harsh desert, so too are we grateful for the support of each and every West Valley Homeowner Associations' member and corresponding community. We hope that our monthly luncheon meetings provide a respite, and a time to reflect on the awesome responsibility to "make communities better."

As always, we strive to provide the most current information available to aid in improving the quality of community living.

Thank you for the contributions you provide as volunteers in service to your communities and for your participation in WVHOA.

We look forward to welcoming you to the opening of the 2013 Fall Luncheon Series on October 2.

Sincerely,

Colleen Lombard
Curtis Ekmark
Mitzi Mills

LEGISLATIVE UPDATE - 2013

The Legislature has passed three new laws pertaining to homeowners associations. They became effective September 13, 2013.

SB 1278 – Planned Communities: Public Roadways

This new law adds A.R.S. § 33-1818. It prohibits a planned community, after the period of declarant control, from exercising authority over any roadway for which ownership has been dedicated to or is otherwise held by a governmental entity. This new law only applies to planned communities for which the declaration is recorded after December 31, 2014.

SB 1302 – Planned Communities: Design Review Process

This new law applies to planned communities.

The new law clarifies that the complicated design review process for the construction of main residential structures adopted last year (A.R.S. § 33-1817) does not apply unless a security deposit is required.

SB 1454 – Condominiums: Political Signs

Please note that most of the provisions affecting community associations in SB 1454 were challenged, and the Maricopa County Superior Court issued an Order declaring all of the HOA-related provisions in the bill, except this one, "void and unenforceable."

This new law applies to condominiums by amending A.R.S. § 33-1261(E). It allows a unit owner to display political signs, indoors or outdoors, on that unit owner's property, on common element ground adjacent to the unit, or limited common elements for that unit, except:

- o An association may prohibit the display of political signs earlier than 71 days before or later than 3 days after an election.
- o An association may regulate the size and number of political signs that may be placed a unit owner's property, common element ground, or a limited common element for that unit, if the association's regulations are no more restrictive than any applicable city or county ordinance that regulates the size and number of political signs on residential property.
- o If there are no applicable governmental regulations, the association may not limit the number of political signs, except that the maximum aggregate total dimensions of all signs on the unit owner's property shall not exceed nine square feet.

Defines "Political Sign" as a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, questions or proposition or the recall of a public officer.