

FINLEY FARMS

south home owners association

WHAT'S HAPPENING



Find out about events and happenings around

Finley Farms such as the Neighborhood Garage Sale or Winter Movie Night on Facebook: <http://groups.to/finley-farms/> or at Vision Mgmt. www.wearevision.com (click Finley Farms South)

INSIDE THIS ISSUE:

Nightly Parking Inspections Begin Again.

Calling All Party Planners!

Upcoming Events!

'Most Beautiful Yard' Quarterly Contest

DID YOU KNOW?

One of the most famous Quarter horses of all time may have grazed in your front yard?

More on [Facebook](#) or in our last newsletter available at: www.WeAreVision.com

HOA Assessments for 2010: **NO INCREASE IN DUES**



While dues will stay the same as 2009, the fees we pay to share North Park (off Mesquite) will increase to \$4,460. a month.

With costs staying largely the same as in 2009, and with the economy still causing many of our homeowners undue hardship, the Board of Directors decided that even with a number of projects requiring attention this year, they would not increase dues in 2010.

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COMMON WALLS Home Owners required to pay 50% of Water Damage

In December, 2009, the HOA Board of Directors voted unanimously to charge 50% of all costs to repair paint, stucco or replace blocks of common walls damaged by homeowners overwatering their backyards.

If new damages are documented after repairs have been made to exterior walls, the

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LOVE PARTY PLANNING?

We would love to have you consider joining our Social Committee! Help dream up and plan the annual picnic, movie nights, Easter egg hunts and other fun events for Finley Farms South. Coloring contests? Basketball Camps? We welcome your ideas. Drop us an email: FinleyFarmsSouth@WeAreVision.com or let us know on Facebook.

We are also always interested in members of our community getting involved on our Architectural Committee, Communications Committee, Landscape Committee or our Social Committee; or better yet, as a Board Member!

Community GARAGE SALE: Sat., Mar 27th!

Banners, signs, newspaper ads, Craigslist and FACEBOOK will be used by the HOA to notify the public about the community sale, from 7:00am-1:00pm.

CHECK FACEBOOK or VISION MGMT website for the 'END of WINTER' MOVIE NIGHT, coming soon!!!



For the dogs

Listening to our residents' suggestions, you may have seen one of our new doggie stations installed throughout the neighborhood to encourage dog-walkers to pick up after their pets. The stations are maintained by our landscaping company, ELS. If you notice a station either broken or being vandalized, please call Vision Management.

Upcoming Board meetings:

Third Thursday of the month: 7:00pm Executive session, 7:45pm Open session
Jan 21 • Feb 18th • March 18th • April 15th • May 20th • June 17th

Gilbert Historical Museum meeting room, Elliot Road, Just West of Gilbert Road
[Always check the www.wearevision.com website or call to confirm time/location]

Overnight Parking Inspections: **Have begun!**

We have once again begun overnight vehicle inspections due to the numbers of cars parking illegally in the street. Last month we averaged 80 vehicles parked illegally out of 885 homes - Almost 10%.

Finley Farms South CC&R's prohibit homeowners parking in front of their homes without prior authorization from Vision Management. **If you are going to have friends stay either late or overnight and they will be parking in the street, please call Vision prior so that you are not assessed a fine.**

Vision Mgmt. 480-759-4945 email: FinleyFarmsSouth@WeAreVision.com

BOARD of DIRECTORS

President
Paul Gonzales

Vice President
Sal LaTona

Treasurer
Jonathan Bailey

Secretary
Heath Westenskow

Board Members
Rebecca Field
Rita Mayer
Mark Sequeira

Email:
FinleyFarmsSouth@WeAreVision.com

Michelle Kenny,
Community Mgr.
(480) 759-4945
3941 E. Chandler
Suite #106-117
Phoenix, AZ 85048

Emergency Pager
After hours please
call (480) 759-4945
When prompted,
select Option 5

www.wearevision.com
(Click on Finley Farms)

We are now on
Facebook! Friend us
at **Finley Farms South,**
Gilbert, AZ.

DESIGN: MJASTUDIOS



DAMAGE TO COMMON WALLS - CONTINUED

Home owners warned to inspect exterior walls for signs of damage



The exterior of the wall showing damage and ground showing excessive watering.

Exterior wall damage - PLEASE CHECK!

responsible homeowner will be charged 100% of any new repairs required. The Board encourages ALL homeowners with properties having a common exterior wall to inspect the outside of their wall and adjust any sprinklers, drips, trees or any other backyard feature that may be causing wall damage.

The HOA has repeatedly warned home owners that if they cause damage to exterior walls, they would be responsible for up to 100% of all costs of repair. This is only fair to all our homeowners, rather than have all owners to pay for the damage caused by a few. Currently water is actually soaking through the cinder block behind a number of homes causing the paint to deteriorate/fall off in large patches and in some areas compromising the blocks themselves. Repainting the walls themselves will not fix the problem because the new paint/undercoat will not adhere to the sandy surface when the cement blocks have been repeatedly wet and crumbling away. Also, in some areas already repaired, we have noticed new water stains that have already appeared ruining the new paint.

Our property management company is photographing and sending letters to responsible parties. Determination will be made regarding any landscaping or HOA-owned irrigation that could be causing damage. Homeowners should contact the property management company with any and all concerns regarding either damage they may have caused or they believe is being caused by common area irrigation.

Cut out and post near the phone or on your refrigerator

- **Community-wide Garage Sale - MARCH 27**
- **End-to-Winter' Movie Night - Check Facebook or Vision**
- **HOA Board Meeting - Every 3rd Thursday at 7:45pm**
Gilbert Hist. Museum, Jan 21 • Feb 18 • March 18 • April 15 • May 20 • June 17
- **Parking inspections continue - Call Vision if having overnight guests**



TRASH DAY is every Wednesday
Please do not put out bins before the night prior. Bring bins in the next day before nightfall. Please put bins in the street against the curb. Do not block sidewalks.

RECYCLING is picked up on Saturday morning. Do not put out bins before the night prior. For Guidelines as to what can go into recycling, go to:
www.ci.gilbert.az.us/pw/recycling.cfm

BULK TRASH

is picked up the week of the third Monday of the month. NOT the third week of the month.

People putting out bulk trash before the Saturday night prior will be fined.

PLEASE HELP US KEEP OUR STREETS AND COMMUNITY CLEAN!

BULK PICKUP:

- ✓ January 18
- ✓ February 15
- ✓ March 15
- ✓ April 19
- ✓ May 17
- ✓ June 21
- ✓ July 19

IMPORTANT

Police: 480-503-6500 (non-emergency)
Fire: 480-503-6300
Trash: 480-503-6400
Poison Control: 1-800-222-1222
SRP: 602-236-3333
Qwest: 800-244-1111
Vision Management: 480-759-4945
24-hour Vision#: 480-759-4945, press 5

Like to get reminders in your email? Send an email to FinleyFarmsSouth@WeAreVision.com or friend us on [FaceBook!](https://www.facebook.com/FinleyFarmsSouth)

YOUR HOA DUES

for 2010:

Continued...

Being sensitive to our home owners and the stalled economy, the Board is having to make tough decisions regarding the addition of gravel, reseeding, wall repair and paint, replacement of dead or missing landscaping,...in some cases working slower than we'd like; in others, holding off projects due to lack of funds. We encourage all homeowners to get involved and let your voice be heard as to what you think are our most pressing needs. Our Board meetings are held the third Thursday of the month at Gilbert Historical Museum, at 7:45pm on the southwest corner of Gilbert and Guadalupe. You can also email us at: FinleyFarmsSouth@weAreVision.com And can read the meeting minutes at www.WeAreVision.com

Did you know that Finley Farms South Homeowners Association (you) pay a large share of the Finley Farms North Park (North of Mesquite Road) due to the large number of homes we have in our HOA?

Since it is a large portion of your dues every month, we encourage all of our homeowners to use the park and book the ramadas for birthday parties, etc. through Vision Management. (Their number is listed on page 2) If you spot landscaping issues or vandalism, please report it so that we can keep the park clean and beautiful for you.

Sign up for email updates and reminders!

Don't worry we won't share your email address or sell it!

Keep up-to-date by sending us your email address. Add **'newsletter sign-up'** in the subject line. Send with name and house address to: FinleyFarmsSouth@WeAreVision.com



This quarter's FIRST PLACE winner! Congratulations!

MOST BEAUTIFUL YARD

The first awards recognizing the 'Most Beautiful Yard' in Finley Farms South have been awarded. We are now taking submissions for those yards you believe best represent Finley Farms South for the present quarter of the year. You can email photos or the address to finleyfarmssouth@wearevision.com

Winners are awarded gift certificates from the Home Depot:

1st -\$100.00 • 2nd -\$50.00 • 3rd -\$25.00

Don't forget to tell us about those homes on your street or in the community that you think stand out in a good way! *Maybe they will win. Maybe you will!* Keep up the good work and thank you for continuing to make Finley Farms the beautiful place it is!

A WORD ABOUT THE ECONOMY...

While our delinquencies are not excessive considering the economy, we are concerned about the number of late dues. For that reason we chose to keep assessments the same as 2009. Still, our delinquencies are higher than we'd like.

Finding ways we can help our homeowners:

Our goal is to help homeowners, not make money off the difficulties of others through fines or penalties. We went back to quarterly statements, and have gotten overwhelmingly positive response. And we changed our policy in regards to fees and collections. Be looking for more information in your mail in days to come. If you are currently late or have unpaid fines, call Vision Management.

Pay your Mortgage and HOA dues first.

HOA dues, like mortgage loans are actually attached to your property and therefore can lead to foreclosure and can force a sale.

Your HOA is sensitive to your situation.

Know that we are especially sensitive to the economic crisis. We encourage you to call Vision Management and let them know your situation. We are working closely with them to help you and there are some alternatives they can discuss with you.