

Paradise Valley HOA Summer Newsletter 2022

- **Fencing:** The HOA board has reviewed subdivision perimeter fencing repair needs and has engaged Many's Landscaping to replace and repair fencing over the course of the next few months. This includes missing and broken rails/posts.
- **Update on Trash Haulers:** We are happy to report that all but 5 residents have either changed or remained with Republic/Gallegos Sanitation or remained engaged with Royal Sanitation. This has reduced some of the traffic. We are hoping and encouraging the remaining residents to please consider one of the two recommended trash haulers. Thanks to all that made the changes in consideration of reducing traffic on our neighborhood roadways.
- **Landscaping:** To keep our community beautiful and attractive for all your neighbors, please keep lots clean of trash and debris. Also, controlling weeds has several benefits to all for enhancing the appearance of our neighborhood. If everyone controls the weeds on their property, it minimizes seeding that can spread to your neighbor's property and therefore makes it easier for everyone to maintain control. Also, the native grass grows better/thicker when not contending with weeds for water and space.
- The following covenants are key as we move into warmer weather: (*Ref: 1.18; Maintenance of easements and landscape in Covenants*)
 - The owner of each lot shall be responsible for at all times properly maintaining the landscaping and to control and eradicate weeds on such lot, including without limitations, all utility and other easements
 - At no time will dry land grass be allowed to exceed 12 inches in height. If not taken care of, the HOA will have it mowed and billed to owner of the lot
 - The following are resources (not recommendations) for Mowing and Weed control information:
 - DNR Weed District (<https://www.larimer.org/naturalresources/weeds>)
 - Many's Landscape, Northern Colorado Field Mowing, as examples....
- **Recreational Vehicles:** RV campers, trailers, boats etc.. Should not be parked in the neighborhood for over 48 hours. The timeframe is intended to allow owners of RV's, campers, and boats to load and unload. No overnight vehicle parking on any street within the subdivision.
- **ARC:** Please remember that all new detached buildings or landscape plans need prior approval by Architectural Review Committee (ARC). You can find the submission form on Flagstaff Management's web site (see below)

All HOA Governing documents, Design Review form and Guidelines can be found on the HOA website:

[HTTP://flagstaffmanagement.com/paradise-valley](http://flagstaffmanagement.com/paradise-valley)

HOA Community Update Emails: To receive emailed updates/notifications from the HOA in the future, you will be required to Subscribe on Flagstaff Management's updated website; www.flagstaffmanagement.com and choose Paradise Valley. From there you can subscribe to Community Updates to receive future emails from the HOA. You must subscribe to receive these updates. All future updates/notifications (Newsletters, Owner Polls, Social event reminders, etc.) will be sent via email to those owners that have subscribed, so please subscribe today. Thank you, Flagstaff Management, Inc.



Summer Time

