

# PECAN CREEK SOUTH HOA

## FAQs

*Disclaimer: The questions and responses listed here are for quick reference details only and do not replace or change what is stated in the governing documents for Pecan Creek South.*

### PCS Assessments:

**Can I pay my HOA Dues online?** Yes, there is a link on the HOA home page for making a payment.

**Can I pay my HOA Dues over the phone with AAM?** No, AAM is not set up for accepting payments over the phone.

**Can I pay my HOA Dues monthly?** Yes, Quarterly payments may be paid monthly (in advance) or may be of any portion of total due as long as the total balance for the quarterly payment is paid in full prior to its due date.

**How many homeowner lots are in Pecan Creek South?** 1768 Residential Lots

### PCS Board of Directors:

**Board of Directors paid for their service?** No, the Members are community resident volunteers elected by the community members.

**Community Manager paid for his/her service?** Yes, the Community Manager is an employee of the Property Management Company and is not an employee of the Association.

### How often do Board Members meet and can I attend?

- Regularly scheduled Open Session meetings are held monthly. Homeowners can and are encouraged to attend Open Session meetings. Meeting dates, time, and location are posted on the HOA website. Meeting date, time and/or locations are updated on the site at least 48 hours prior to the meeting.
- Regularly scheduled Executive Session meetings are held monthly immediately following the Open Session. Homeowners can be heard during this session privately without other homeowners present to discuss matters related to their account.

### PCS Common Areas:

**Can parks be reserved for private parties/events?** No, the HOA does not have a way to reserve areas for private usage; therefore, first come first serve is the only option.

**Can parks be used for local sport team practice and games?** Yes, as long as a homeowner of Pecan Creek South is present as the host of the event taking place.

**I've seen children vandalizing park equipment, who do I call to report?** Please take a picture if you can to catch in action then call the PCSO non-emergency number at 520-866-5111 immediately then please send an email to [safety@pecancreeksouthhoa.org](mailto:safety@pecancreeksouthhoa.org).

### PCS Community Inspections:

**Do the Board Members perform the community inspections?** No, the Board has a contract with a Property Management Company, Associate Asset Management (AAM) to perform the inspections by the designated Community Manager.

**How often are the community inspections?** The Community Manager performs the inspection every two weeks. Inspections are done by line-of-site from the vehicle.

### PCS Governing Documents:

**Can the Board Members change the CC&Rs?** No, a change in the CC&Rs would require a 2/3 favorable vote of the community members. This would require a ballot vote similar to the ballot for annual Board of Director elections.

**Can the Board Members change the Design Guidelines?** Yes, the Board may change, remove or adopt new guidelines as long as the change does not conflict with the CC&Rs. The Board Members may create Rules and Policies when deemed necessary as long as they do not conflict with CC&Rs.

### PCS Landscape:

**My neighbor's home appears to be vacant and weeds are becoming excessive. How does the HOA address these homes?** (CC&R's Article 10, Page 36) The Association must abide by the violation process if homeowner owned or bank owned; therefore, the letter is sent to the address on the account unless otherwise updated by a change of ownership. If the home is represented by a realtor, a call to the realtor is often made to report the concern. If there is no response to resolve the violation in reasonable time, notice for HOA Self Help is then sent the owner. With HOA Self Help, the work is done by the Association and then billed to the owner. Overall, this process can be timely; therefore, often neighbors or non-HOA Self Help volunteers will help with community service work.

**I have a corner lot, is the HOA responsible for the weeds between my cinder block wall and the road or am I?** (CC&R's Article 6.14.1, Page 28) The homeowner is responsible for maintaining landscape between the homeowner's cinder block wall and the adjacent road. This includes keeping weed free and rock ground cover.

*\*Exception: There are a few areas where there is HOA common area in the vicinity between cinder block walls and the road or parks. The easiest way to determine these areas are those with plants such as shrubs or trees. If you need lot specific clarification, please contact the community manager. The contact information is located under "Contacts" on the HOA website.*

**I don't like to drag my trash bins through the rock to my side yard gate. Can I place a walkway to the gate?** (Design Guidelines "Driveway Extensions and Sidewalks) Yes, concrete or paver sidewalks are allowed without Architectural Committee approval as long as it is 4 feet or less wide, at least one foot from property line and at least one foot from the home.

**Do I need Architectural Committee approval for backyard landscape?** No, except for those with view fencing. All backyard landscape must be installed within 180 days of ownership.

**I have a pool, can I perform a "Backwash" to the common area?** No, any damage to common area due to backwashing will be fixed by the Association and then billed to the homeowner.

## PCS Reporting Violations:

*Reporting Disclaimer: In accordance to AZ law A.R.S. 33-1242 and A.R.S. 33-1803, upon issuing a violation notice, if the violator requests the name of the submitter, the HOA must release the submitter's name.*

*Also note that violations reported that are not typically spotted during routine community inspections in respect to line-of-site from the road, will need to be followed up by the submitter with additional reporting after 14 day increments, if the violation does not cease.*

**My neighbor's dog is barking excessively, what can I do to report this?** There are three options.

1. First recommendation is to respectfully discuss the concern with the owner of the dog.
2. Contact the PCSO non-emergency 520-866-5111 for immediate noise complaints.
3. Submit a complaint form to the HOA using the "Report a Violation" link found on the home page of [www.pecancreeksouthhoa.org](http://www.pecancreeksouthhoa.org) or in the Documents section under "General." This will generate a courtesy notice for first time violations.

**My neighbor's (owned for more than 180 days) backyard is a dirt (not landscaped) yard which I believe is bringing excessive dust to my lot/home. Can I report this?** Yes, submit a complaint form to the HOA using the "Report a Violation" link found on the home page of [www.pecancreeksouthhoa.org](http://www.pecancreeksouthhoa.org)

or in the Documents section under “General.” This will generate a courtesy notice for first time violations.

## PCS Streets & Parking:

**Are the streets within Pecan Creek South Public or Private?** The streets are public and maintained by Pinal County.

**Can I park on the street?** (CC&R’s Article 6.6, Page 27) No, parking on the street is not allowed 24/7; however, the HOA is currently only enforcing overnight parking on the street through a 3<sup>rd</sup> party vendor.

**Can I get a temporary variance for guests parking on the street?** Yes, temporary variances are granted for reasonable requests such as two weeks. Please email the community manager, Rahul Bhatt at [rbhatt@aamaz.com](mailto:rbhatt@aamaz.com).

**I don’t have enough garage/driveway space for my vehicles. Can I park on the landscape such as landscape rocks on the side of my driveway?** (CC&R’s Article 6.6, Page 27) No, parking on landscape is prohibited. Design Guidelines allow driveway width extensions with certain lot conditions.

**Can I park my trailer or my truck that is taller than 7 feet on my driveway?** (CC&R’s Article 6.5, Page 26) No, unless otherwise required by law. No vehicle with manufacturer’s rating in excess of 1 ton, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat trailer or similar.

**Can I get a temporary variance for parking a trailer or oversized vehicle on my driveway?** Yes, temporary variances are granted for reasonable requests such as two weeks. Please email the community manager, Rahul Bhatt at [rbhatt@aamaz.com](mailto:rbhatt@aamaz.com).

## PCS Trash:

**When can I put my trash/recycle bins out for servicing?** After 6pm the night prior to servicing and must be removed from view by 8pm the day of servicing.

**Can I place my trash bins on the side of my home?** No, the bins must be removed from street view; therefore, place in areas such as side yards behind the gate or in the garage.

**Can the HOA discontinue servicing my trash if I’m delinquent on Assessments?** Yes, as of January 2011, the Association implemented the process to remove trash service to homeowners who are delinquent and do not pay in full or set up payment plans. This process has helped encourage homeowners to catch up on their Assessments. Any Assessments not paid, affect all Members of the Association.