



Helpful Information 2023



Pinehurst Properties, Inc.

7301 E 22nd Street

520-298-2146

Las Palomitas Homeowners Association



Self Government

All homeowners are members of La Paloma, the Master Association as well as Las Palomitas and are governed by the Associations CC&Rs, By-Laws and Rules. The Association is managed by Pinehurst Properties, Inc. The manager is supervised by the Board of Directors.

Relationship to the La Paloma Master Association

Many activities and rules in Las Palomitas are subject to the Master Associations CC&Rs as administered by the Master Association and its committees. These include: Landscaping, Architectural Modification Review by the Design Review Committee (home, walls, patios, driveways, etc.), parking, Controlled Access & Safety (enforcement of speed laws).

Assessments

Assessments are due quarterly on the first day of each quarter, January, April, July &, October. Appropriate instructions are given on your statements for payment of all assessments.

If assessments are not paid within 30 days of the due date they are considered delinquent and subject to a late fee. The late fee will be calculated at a rate 10% of the Assessment (CC&Rs 9.9) of the assessment calculated from the original due date of the assessment. Interest will be charged at a rate of no less than 18% (CC&Rs 1.12) on all unpaid assessments.

Payment Options:

• **Online via Las Palomitas HOA Bank - Alliance Bank**

In order to pay with credit, debit or E-check you will need:

Company ID code of: 6750 Association ID#: LPAL Your Account number (listed on your statement)

- Processing fees:
 - 3% processing fee for credit cards.
 - \$5 fee for debit cards.
 - E-check is free.

Website: <https://pay.allianceassociationbank.com/Home>

• **Bill Payment:** Set up payment through your bank.

Use your account number as reference.

The mailing address is:

Las Palomitas HOA
 c/o Pinehurst Properties, Inc.
 PO Box 93084
 Las Vegas, NV 89193-3084

Services Provided by the Las Palomitas Homeowners Association

In 2023 the Association will deposit \$56,000 into your reserve account for your capital expenditures. After the major expenditures in 2020-2022, we are in a cycle to rebuild the reserves.

In the last few years, here are some of our major expenditures

- In 2021 & 2022 we spent \$39,000 in tree trimming, mistletoe removal and fertilization.
- In 2021 & 2022 we spent \$92,000 to revamp the front yard and common area irrigation system. Over \$38,000 in landscape entrance corridor project (removing the dying pepper trees, installing Desert Willow Trees, irrigation to those trees and rip rap along the walkway.
- Among other things, your assessments covers the following annual expenses for 2023:

Master Association Fees	\$ 97,638
Insurance premiums	28,058
Water for irrigation & the pool/spa	20,611
Trash & Recycling	13,996
Landscape Maintenance	62,400
Rural Metro Fire Service	30,473



Each quarter we collect from you \$90,695. As you can see more than one quarter of your dues alone pay for the master association dues. Three of the four quarters of your dues do not cover the line items listed above.

More details about what your HOA fees cover

Las Palomitas Website

Helpful information is available for you on our website:

www.laspalomitas.org



Trash/Recycling Service is

provided for you every Thursday.

We ask all community members to

bring their trash/recycling to the front curb on Thursday mornings. **DO NOT** set trash out the night before since there is a LARGE Javelina population that roams the streets. The schedule is posted on the website. Make sure all trash is placed in plastic bags inside the container.

Pool & Spa is maintained and available for all members and their guests year round. Pool Rules are located in the Rules & Regulations and can be found on the website.

Landscape Maintenance

The second Amendment of the Las Palomitas CC&Rs 4.1 Lots and Houses 4.1.2 Association's Landscaping Responsibilities

"...The Association shall have the exclusive right and obligation to maintain, as a common expense, the landscaped area of each lot. The Association shall have the exclusive right to determine the level of maintenance to landscaped areas and to supplement or change the density of or types of vegetation within the landscaped areas. No owner shall have the right to modify, supplement or replace any landscaping (hardscape or softscape) within the landscaped area of the owner's lot without the written consent of the Association...."

"Landscaped area" is defined as the area outside the walls of the home and patio walls on each lot.

The board clarified and defined the scope of landscape maintenance that falls under Association expense (approved at the 12.13.2016 BOD Meeting):

1. The Association will maintain the plants currently in the landscaped area of each lot.

2. The Association will maintain and repair any irrigation issues related to the landscaped area of each lot.
3. The homeowner will be responsible for replacing plants or installing new plants (with ARC & DRC Approval) in the landscaped area of their lot.
4. The homeowner will be responsible for any costs associated with enhancing and or remediating the landscaped areas of their lot (erosion control, drainage issues with neighboring lots, enhancing landscaped rock).
5. The homeowner is responsible for irrigating plants in pots, etc.

Additionally

1. The Association is responsible for maintenance of the landscaping in the front yards and all other common area property. This includes plantings, trees, irrigation and landscape rock.
2. No modifications to the existing irrigation system are permitted (unless you are privately irrigating and maintaining your front irrigation system).
3. Homeowners are not permitted to plant in the landscaped area of their lot without prior approval of the Board and the Master Association DRC.
4. Private landscaping refers to that installed by current and previous owners.

Insurance is provided for all patio homes and townhomes. This insurance includes structural fire and hazard coverage. **There is a \$5,000 deductible for each incident.** In November 2020, we changed insurance carriers and have increased insurance coverage to include “**all interior improvements**”. This means you are responsible for the coverage of:

- All personal contents
- The deductible amount, should the loss originate in your unit.
- Loss of Use and Loss of Rents (if you are renting your unit).
- If you are displaced while your home is being rebuilt, you are responsible for the coverage of temporary housing.

Rural Metro Fire Department will replace smoke alarm batteries (only if it is beeping) for Las Palomitas homeowners with our fire subscription. If your insurance agent needs to get a copy of proof that your home is subscribed with Rural Metro Fire Coverage, please call the Rural Metro administrative office in Scottsdale, AZ at 480-627-6200 to get the necessary documents.

Understanding the Role we play living in Las Palomitas

The Role of the Board of Directors is to:

- Always act in the best interests of the association
- Be responsive to the needs of the community

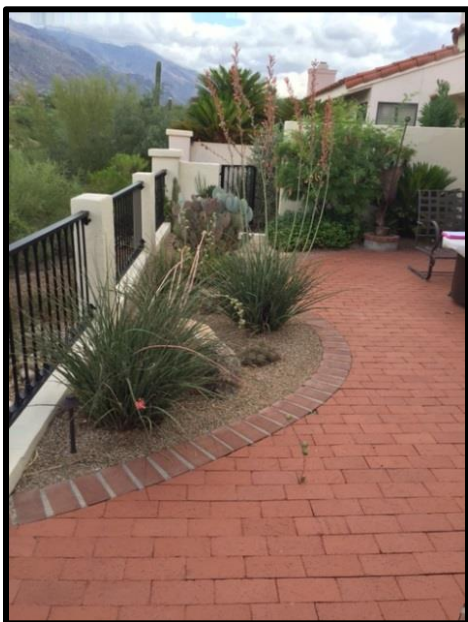
- Be familiar with the governing documents, state statutes and federal laws that impact the association
- Establish and enforce the governing documents fairly and uniformly.
- Set the policies, standards, procedures, programs and budgets for the community association
- Management of community ordinances and developing reserve funds
- Risk management, including obtaining adequate insurance coverage

Owners have the responsibility to:

- Read and comply with the governing documents
- Maintain their property according to established standards
- Treat association leaders honestly and with respect
- Vote in community elections and other issues
- Pay association assessments and charges on time
- Contact association manager, if necessary, to discuss financial obligations and alternate payment arrangements
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to association leader or manager to help ensure receipt of information is timely
- Ensure that all who reside on the property (owners, tenants, relatives and friends) adhere to all rules and regulations

The Role of the Management Company acts under the direction of the board. The responsibilities of the management company fall into four basic areas:

- **Property Maintenance**
 - Arrange for maintenance, repairs and replacement of items related to the common areas
 - Bidding and contracting for services
 - Schedule site visits to the property
 - Responding to emergencies
- **Administrative Services**
 - Maintaining the Community Association's records
 - Preparing materials for and organizing and participating in meetings of the Community Association
 - Managing the Community Association's contractors
- **Fiscal Services**
 - Preparation of a draft annual budget
 - Depositing association funds and developing effective assessment collection and accounts payable procedures.
 - Maintenance of Community Association's fiscal records in accordance with recognized and acceptable procedures
 - Preparation of regularly scheduled financial statements and reports
- **General Support**
 - Rules Enforcement
 - Communicating with homeowners



Services Provided by the Master Association

Your quarterly assessments partially fund the services provided by the Master association. All other sub-associations and commercial properties in La Paloma also contribute a calculated share of these expenses.

Architectural Control

The Master Association Design Review Committee is responsible to render the final decision on all design and landscape modifications in La Paloma. The committee determines if the request is in harmony with its

surroundings and is not offensive or aesthetically detrimental to neighboring properties or any portion of the community. The Master Association has design guidelines that are available on our website.

The Las Palomitas Board/Architectural committee must approve your plans before they are submitted for final approval with the Master Association.

Due to meeting schedules, the approval process can take from 3-6 weeks depending on when the proposal is first submitted.

Community Access

HBS Management Solutions is the Manager for the Master Association. You may contact Lauren Lee (520-644-4155) Lauren@HBScommunity.com ,

Access Times:

Main Gate	24 Hours/ 7 days a week.	Phone: 520- 577-1968
	No business or construction vehicles are allowed to use this gate.	
West Gate:	Open Daily 6:00 am – Midnight.	Phone: 520-577-1786
	All Maintenance and construction vehicles must use this gate. No such vehicles are allowed entry after 6:00 pm daily and at no times on Sunday except for emergencies.	
	Moving vans are also under restricted guidelines for move-in.	

When guests are expected, please call the appropriate gate, giving the name and expected time of arrival. In the event you are hosting a party, it is helpful if you furnish the gate with a guest list in alphabetical order. Coordinating with the gate personnel prior to the arrival of your guests assists traffic flow more efficiently through the gate.

La Paloma Website

The website keeps members updated on all La Paloma board meetings, Design Review Committee meetings along with neighborhood news and any other information helpful for La Paloma residents. The website address is:

www.lphoa.net

Maintenance of the Common Areas

Common areas of the Master Association include Via Palomita which is the main thoroughfare, the attendant buildings, gates and their adjoining areas, not included in one of the sub-associations.

Sunrise Drive Maintenance

Part of the fee collected is for maintenance of the landscaping on Sunrise Drive. The county also contributes to the landscaping on Sunrise Drive.