

WINFIELD PLACE NEWSLETTER

FEBRUARY 2017

Welcome to Winfield Place Association's first newsletter. Please email Louann@wpcaz.com or call the office at 480-946-7965 with a topic you would like to see published or other suggestions for the newsletter.

Clubhouse: The bulletin board by the back entrance has the calendar that shows all clubhouse events that are open to all residents. It also shows when the clubhouse will be closed for a private party.

Happy Hour: In January, February and March the Winfield Place residents host a happy hour at the clubhouse on Friday nights from 5:00 pm – 7:00pm. Please bring an appetizer and something to drink. All residents are welcome.

Bulletin Boards: There are four bulletin boards for the benefit and use of the homeowners. These boards are located behind the clubhouse and in the laundry rooms. The board is divided into four sections: For Rent, For Sale, Business cards and for notices posted by the Winfield Place office. The right hand corner of each bulletin board has the guidelines for posting an ad.

Short – Term Rentals: You may have heard of a new law that went into effect on January 1, 2017. This law, referred to as SB 1350, prohibits Arizona municipalities and counties from restricting short-term or vacation rentals. This new law does not affect Winfield Place because of Winfield Place governing document Article II, Section 12 of the Covenants, Conditions and Restrictions (CC&R's) states a lease must be a period of time no less than thirty-one (31) days. This restriction has been in our CC&R's for many years, therefore is not affected by the new law.

Remodeling your unit: Please notify the office if you are remodeling your unit. There is an architecture change request form for you to complete. This form is also available on the website www.winfieldplacehoa.com.

New Air Conditioners or Installing a new Dish: If you are installing a new AC unit or having your AC serviced or installing a satellite dish you need to notify the office for installation instructions.

Rules and Regulations: These were updated in October of 2016, and include new rules regarding roof access, dish installation, air conditioner installation or service, etc. The revised version will be available at the office or on line on our website www.winfieldplacehoa.com. It was emailed to all owners in Dec 2016.

Overnight Parking in Uncovered Areas: You must have a parking pass displayed in the driver side windshield or your car will be towed. No overnight parking in the WP entrance way driveway. No parking in other units assigned covered spot unless you have the permission of the owner.

Changes to Owner information: If you changed your mailing address, email, cell phone, emergency phone numbers, insurance company or insurance agent please notify the office of any changes.

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Keys to Units or Vehicle: Winfield Place office does not have keys to some owners units or automobiles left on property. These keys are needed in case of an emergency such as water leak, maintenance or fire. If you are one of these owners please drop off keys to your unit or vehicle.

Shrubs in the back alley: The homes behind WP use the alley for once a month pick up of tree trimming. The black containers in the alley are for the residents in the homes trash containers. WP residents are not allowed to use these containers.

Picking Fruit: To reduce the food source for roof rats, all fruit will be picked off fruit trees in late January. The office will place a notice on the bulletin boards when this is scheduled each year. All fruit picked will be left on the table in the back of the clubhouse for residents to use.

Car Break In: On Jan.13, a brown Chevy Blazer was broken into. Police were called at 8 pm. Please do not leave anything of value in your cars.

Someone sleeping in their car: An owner and a tenant reported to management that someone was sleeping in their car along the "A" side of the property. Management called the police and the person was removed from the property.

Homeless persons living by the canal: If you see any homeless people living under the canal bridge or on our property please report this to management or the guard.

Suspicious Activity: Jan 14 Two residents reported that they observed male & female placing blank pieces of paper between the door knob and frame. The pair was seen the next day walking the property, possibly to see which units had removed the blank sheets. If the guard finds these blank papers on property they are to pull the blank paper off the door and note the incident on the hourly report to management.

The police department is sending out a crime free unit to recommend how we can make our property safer.

If you see anyone on the property who looks like they don't belong or placing notices on doors please call the Guard between 9:00 pm and 5:00 am, phone 602-552-1588, call the police or call the office. The guard phone number is posted under all of the stairwells, on the bulletin boards in the laundry rooms and by the office. There is an emergency number on the office phone line. We all are responsible for keeping WP a safe and crime free place to live.

Next Board Meeting:

The next regular board meeting is scheduled for March 21, 2017 at 4:00pm.

Winfield Place management welcomes your input and suggestions. Please stop by the office to share your ideas with us.