

HUDSON TRACE

HEYWOOD COMMUNITY MANAGEMENT
42 S Hamilton Place, Suite 101, Gilbert,
AZ 85233
480-820-1519;
hello@heywoodmanagement.com

Management Team

Property Manager, Lance Mitchell
lance@heywoodmanagement.com

Administrative Assistant, Lindsey Forkus
lindsey@heywoodmanagement.com

Board of Directors

Deborah Larson, President
Jean Porter, Vice President
Penny Ames, Treasurer & Secretary

GENERAL FINE SCHEDULE

General:

1st- Warning

2nd- \$75 Fine

3rd- \$100 Fine

*Each and subsequent violations- \$100
or more depending on notice from the
Board*



CC&R's – Community Pets

Pet Allowances

Hudson Trace only allows generally recognized household pets in each unit. Pets can weigh no more than 20 pounds each. Pet owners are solely responsible for all upkeep and care of their pets.

Pet Rules

Hudson Trace requires that all pets be leashed when in a common area. If a pet cannot be leashed, it should be carried. The pet should always be in human control when in a common area.

If a pet causes community damage or injury to another pet or human, the owner of the pet will be fined.

Pet Waste

Hudson Trace requires that all pet waste be cleaned up immediately. One of the most common forms of disease transmission between dogs is through fecal matter. Uncollected waste is also unattractive to the community and can be a health hazard to children.

When walking your pet, please take along a bag or use one of the community provided bags available throughout the complex. Pet waste can be disposed of in any of the community trash cans or pet waste stations located throughout the complex.

Pet Fine Schedule

1st- \$50 Fine (Please note, there is no warning for pet violations)

2nd- \$100 Fine

3rd- \$200 Fine

Please contact the management company should you see an animal(s) or owner(s) out of compliance with these Rules and Regulations. Please provide as much information about the animal as possible: including a description of the animal, as well as location of incident in the complex. All violations can be reported on the website: <http://www.hudsontracehoa.org/>

Covid-19 Safety

The City of Tempe issued a city-wide proclamation on June 18th, 2020 requiring all individuals to wear a mask when not able to social distance, both indoors and outdoors. Hudson Trace asks that all community members please follow these guidelines to keep the health of our community. For further details, please see the official mandate from Tempe: [City of Tempe Mask Proclamation](#).

Pool

Currently, Hudson Trace asks that homeowners bring no more than 2 guests at a time to the pool to help ensure the health and safety of all homeowners and guests. If unable to social distance while at the pool, please wear a mask when outside of the water. No more than 10 people are allowed in the pool area.

Gym

The provided gym is available to use at your own risk. No more than 2 people should use the gym at the same time. Please remember to fully clean all equipment after use to help stop the spread of germs.

Please contact the management company should you see any person in violation of these rules. Please provide as much detail as you can regarding the violation. All violations can be reported on the website: <http://www.hudsontracehoa.org/>

Additional information for COVID-19 safety can be found at, <https://www.cdc.gov/coronavirus/2019-ncov/index.html>

Donating Household Items

Please consider donating your used furniture or appliances instead of dumping in the community dumpsters. Hudson Trace is fined by the City of Tempe for all large items that are either placed in the dumpster or on the curb. Let's save money together and help a neighbor in need by donating items that can be re-used. Most companies will schedule a time to pick up the items at your convenience.

Habitat for Humanity

3120 S McClintock Dr, Tempe
85282

623-551-6000

Goodwill

1546 E Southern Ave, Tempe 85282
480-659-7443

Hudson Trace spent \$1,675 in 2019 for extra bulk trash haul offs. Please use the helpful tips above to discard unwanted household items.

Leaving any bulk items at the dumpster will result in having to pay the pickup charge.

E-Statements

In 2019, the Arizona Legislature passed SB 1531, requiring all HOA's to send written notice of all collections due. The full text for SB 1531 can be read online at: legiscan.com/AZ/text/SB1531/2019.

If you wish to receive future statements electronically, please visit: **heywoodmanagement.review myinvoice.com** You will need your registration ID and account number, which can be found on your statement.

For any questions please email payments@heywoodmanagement.com.

Patio BBQ's

Per the City of Tempe Fire regulations, no barbeques are allowed on patio or balcony areas or in the driveways between buildings. This includes charcoal, propane and all other types of barbeques. Please use the barbeques are provided in the common area.

www.hudsontracehoa.org

Place a work order

Review your CC&R's and other operative documents

Get the latest updates regarding your community

Contact your management company

See scheduled events

Get answers to frequently asked questions

View current and past newsletters

Make a payment