



HUDSON TRACE

A Covenant Protected Community

www.hudsontracehoa.org

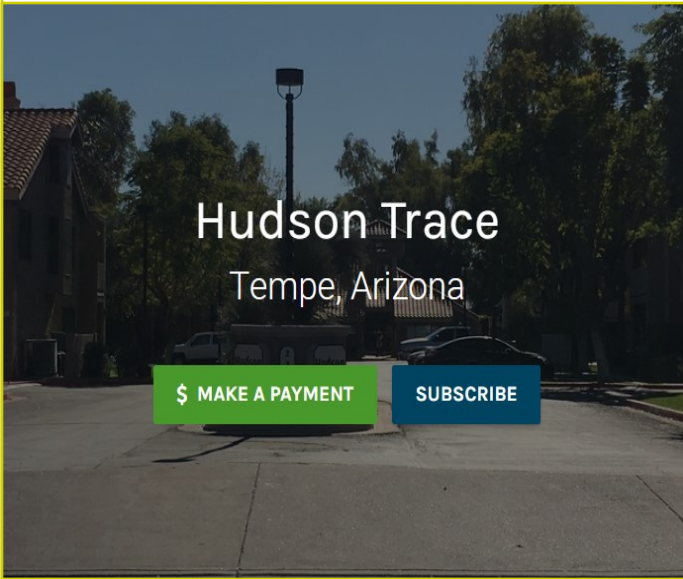
SUMMER 2019

Circulation 104

Don't be the last to know! Hudson Trace residents can now stay informed with up-to-the-minute community news and events by subscribing on our community website.

www.hudsontracehoa.org, gives residents information about what is going on in the community and is the official HOA website. The site is a repository on announcements, events, newsletters, HOA documents, etc.

You Decide! Do you want to be notified on current events daily, immediate or a weekly summary? We put the control in your hands.



Subscription

PERSONAL INFORMATION

First name... Last name...

Email...

+1

SEND ME SMS UPDATES

PROPERTY INFO

Address... Unit #...

Owner

SUBSCRIPTION INFO

Daily

CANCEL SAVE

Important Reminders ~ *Pool gates must remain closed and locked at all times. Do not prop open the pool gates. This is a safety issue! Please also keep restroom doors closed and locked. *When using personal barbeques, the Tempe fire code regulation is that they must be moved to 10 feet away from the building. * Please obey the speed limit throughout the complex. Residents are having problems backing out of their garages and cars not slowing down. Also, when exiting at the Southern Ave. entrance, please stop behind the sidewalk to give pedestrians and bicyclists the right of way. Finally, Goodwill and Habitat for Humanity will pick-up donations. Do not set unwanted items by the dumpster.



We are attempting to make our property more uniform. The patio baby gates must be a black metal gate, and any that are wood and a different color will not be permitted. Please note that patio string lights must be approved before hanging. Only clear, round bulbs will be allowed and must be tightly hung from the top of the patio. No hanging/dangling lights are permitted. The exception would be during the holidays when colored lights may be used for decorating patios and stairs.



HEYWOOD
COMMUNITY MANAGEMENT

Our Management Team

Heywood Community Management
42 South Hamilton Place, Suite 101,
Gilbert, AZ 85233
480-820-1519

Chad Cheff, Property Manager ~
Chad@heywoodmanagement.com
Lindsey Forkus, Administrative Assistant ~
lindsey@heywoodmanagement.com



Are You Picking Up After Your Pet?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and to other pets. One of the most common forms of disease

transmission between dogs is through fecal matter.

It is important to remember to immediately clean up after your pet! When walking your dog, take along a baggie with you so you can immediately pick up your dogs waste and dispose of it properly. Also, when walking your dog in our community, remember it must be leashed.

WHO IS REQUIRED TO FOLLOW THE CC&Rs?

Each individual homeowner is responsible to know and follow the CC&Rs. When a homeowner rents their property, they are required to inform their tenant as to what restrictions the CC&Rs impose. In the event a tenant violates a CC&R, the homeowner is ultimately responsible.

The maintenance of the common area facilities and the exteriors of the buildings are paid for by a monthly homeowner’s association fee. It is to the advantage of all owners, tenants and their guests to enjoy the facilities and see that they are cared for in a proper manner.

If each resident will respect the rights of other residents, the goal of a harmonious and increasingly prosperous community will be achieved.

Be a Water Detective by Finding and Fixing Leaks ~ Minor leaks account for more than 1 trillion gallons of water wasted each year in U.S. homes. To the average homeowner, that means as many as 10,000 gallons wasted each year—enough to fill a backyard swimming pool!

To help with the associations water cost, please make periodic checks for running toilets, running water heaters, dripping faucets and hose bibs. If you notice any irrigation leaks within the community, please report it to our management company. You can do this by emailing hello@heywoodmanagement.com. Be specific as to the location when reporting. If we all are aware we can all be part of conserving one of our most precious commodities, water!

Pool Season is Upon Us! Please adhere to the pool rules and regulations.

General common sense and courtesy must prevail at all times at the pool. There is no life-guard on duty; therefore, children or vulnerable individuals must be accompanied by a responsible adult at all times. The pool is a shallow game and exercise pool, varying from three to five feet in depth. Please contact the management company regarding a pool key for your use.



Tempe Ehrhardt Park Improvements ~ The new playground for Ehrhardt park is almost here!! Construction began March 11 on the new playground and park improvements and is moving steadily towards completion. We are still awaiting the installation of playground equipment and for the fabrication of the new ramada and area lighting, which should be completed by the end of July. The green retention area and access to the canal path is now open to residents and includes new irrigation, turf, drainage systems, and many new trees. The playground area will continue to be completely fenced and off limits until all work, including turf reconstruction, has been completed. The City of Tempe and Friendship Village of Tempe are currently in the planning phase for leasing and construction of the proposed community garden area.

Lindsey Forkus will now be assisting Chad Cheff, Community Manager, on our property. Lindsey has been working with Heywood Management in the role as Front Desk Coordinator and has recently been promoted to Administrative Assistant. Lindsey is a native Californian, graduated from Brigham Young University—Idaho in 2017 and has now settled in Arizona. Lindsey looks forward to working with the community!

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***Make a payment *Place a work order *Review your CC&R’s and other operative documents *Get the latest updates in regard to your community *Contact your management company *See scheduled events *Get answers to frequently asked questions *View current and past newsletters *Plus more!!**