

HUDSON TRACE

HEYWOOD COMMUNITY MANAGEMENT

42 S Hamilton Place, Suite 101, Gilbert, AZ 85233

480-820-1519; hello@heywoodmanagement.com

Dog Waste

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.

Pet Fine Schedule

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

2nd- \$100 Fine

3rd- \$200 Fine

CC&Rs

Only generally recognized household pets are allowed. Owners are responsible for the upkeep and care of their pets. The keeping of pets is a responsibility and owners who violate the pet rules will be fined. Thank you for your cooperation in caring for your pet so that costly fines are not assessed against you.

Please use community pet waste stations; it could save you possible fines and protect the community from unsafe and unsightly waste.

1. No pet is permitted in the common areas that is not leashed and in complete human control at all times.
2. Pets not leashed must be carried while in the common areas.
3. The pet owner or agent is responsible for **immediately** cleaning up after their pets at all times.
4. If the pet causes damage or injury, the animal's owner or caretaker is solely responsible.

Please contact the management company should you see an animal(s) or owner(s) out of compliance with these Rules and Regulations. When you call, please provide as much information about the animal as possible: include a description of the animal, as well as the date, time and place of the occurrence. Also include the unit number in which the pet resides.

Lance Mitchell, Property Manager
lance@heywoodmanagement.com

Lindsey Forkus, Administrative Assistant
lindsey@heywoodmanagement.com

E-Statements

The Arizona Legislature passed SB 1531 in 2019 and Governor Ducey signed it into law. The full text can be read online here: legiscan.com/AZ/text/SB1531/2019.

To receive future statements electronically, visit heywoodmanagement.reviewmyinvoice.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

GENERAL FINE SCHEDULE FOR COMMUNITIES RULES

VIOLATIONS

1st- Warning

2nd- \$75 Fine

3rd- \$100 Fine

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



Special Assessment– Painting

In order to keep our community look clean, the board has decided to propose a special assessment for a painting project throughout the community. The Board has met with Premiere Painting, who has provided a outline of the project. There will be a special meeting to vote on this assessment. More information to come at the Annual Meeting. Below is some of the items that will be completed within the project:



- ~Painting of exterior walls of the complex and the walls of each building
- ~Stucco work
- ~Painting of wood trim, beams, and pergola.
- ~ Metal Fencing
- ~ Front Doors (security doors are homeowner responsibility)
- ~ Metal light posts
- ~Power washing
- ~Front doors

Paint color samples will be available to view at the annual meeting.

Bulk Trash vs. Donating

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

AZAV Junk Removal
www.azavjunkremoval.com
602-525-5726

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

BBQs on Patios

Per the City of Tempe Fire regulations, no barbeques are allowed in the patio or balcony area. Common area barbeques are provided for barbequing.

Reporting Violations

When reporting violations to management, please make sure to do so through the website,
[https://
heywoodmanagement.com/
homeowners/report-a-violation/](https://heywoodmanagement.com/homeowners/report-a-violation/)

Holiday Lights

Please make sure all holiday lights/ decor are removed to avoid receiving a violation. Lights must be removed within 30 days after the holiday. The only decorative patio lights permitted are clear, small, round lights strung around the top outside border of the patio.