



The Refuge Community Association

October 2020 Newsletter

President's Message

Appointments

There have been a few changes to our Board of Directors recently. Bob Ulery, Vice President, recently moved leaving his Board position open. We are sad to see Bob and Annette move from the Refuge but are pleased that they are still in the Havasu area. Bob has been key in managing the Newsletter and keeping us all up to date with the real estate market. The Board has appointed Bob Ballard to fill Bob Ulery's remaining term which expires in February, 2021. Bob Ballard was on the first Refuge Board of Directors elected in 2010. Bob has first-hand knowledge of the Refuge and its development since its beginning. Bob has volunteered to Chair the Security Committee.

Golf Course Advisory Committee

Since the beginning of the year there have been ongoing discussions between our Association's Board of Directors and the Refuge Golf Course Owners. Ideas have been shared about ways to improve both the Golf Course and the Community. In July the Board created a Golf Course Advisory Committee to learn more about the Refuge Golf Course and its condition, both aesthetic and financial. The Board is pleased to have appointed a diverse, talented, and experienced Committee. The Committee Members are: Phil Bracamonte, Chairman, Ben LaParne, Mike Bradley, Ken Goddard, Members, and Robin Callaway, Board Representative.

The Committee has met with the Golf Course Owners many times and is currently exploring ideas that could be of mutual benefit. In the near future these ideas will be presented to both Refuge Property Owners and Golf Course Owners. Importantly, it is the Board's position that any direct financial support or ownership participation of the Association in the Golf Course would require the full support of Refuge Property Owners. The Board and Golf Course Committee look forward to being able to present options to both Property Owners and Golf Course Owners that can make the entire Refuge Community an even better place to live and play.

Refuge Covenants, Conditions, & Restrictions (CC&R's)

Please carefully review the Committee Report regarding CC&R's. The Committee has been working for the past eighteen months to revise this document to more accurately reflect the ongoing requirements of the Refuge Community. Our legal counsel, Penny Koepke, with the Law Offices of Maxwell & Morgan, has reviewed and approved the revised document. A red-lined copy will be sent to all property owners by email for your review. This is the first time the CC&R's have been revised and your participation in getting the new document adopted is of utmost importance.

Your Current Board Members are:

President, Tom Graybill
Vice President, Robin Callaway
Secretary, Gary Roundy
Treasurer, Fran Delach
Director, Bob Ballard

Tom Graybill,
President

Committee Reports

CC&R Committee:

Chairman:
Fran Delach

Committee Members:

Tom Sanders

Dale Coalmer

Diana Jennings

Ben LaParne

**Committee for the Review of the Refuge Association's
Covenants, Conditions, & Restrictions (CC&R's)**

The Refuge Community Association's Board of Directors established a Committee to review the Refuge CC&R's in March of 2019. The current CC&R's have been in place since 2008, and were amended in 2009 to turn over the management of the Association to an elected Board of Directors. The review of the CC&R's has been a high priority of the Board of Directors.

The Committee began meeting in 2019, having 6-meetings over 4-months to develop a number of recommended amendments which were submitted to the Board of Directors September of 2019.

Although the process was bogged down a bit due to the elections of 2020, and several meetings with Golf Course Owners and Managers, the CC&R's were submitted to legal counsel for review in April of 2020. Since that time there have been phone conferences with legal counsel and the proposed changes to the existing CC&R's were again presented to the Board for final release to the CC&R Committee and the Owners by Fall of 2020.

All proposed changes will be highlighted and the reasons behind the recommended changes will be explained. Most of the recommended changes are related to updating and removing language related to the original developer, Zen, related to their control over the HOA, and Rules and Regulations. The HOA Members will have an opportunity to support or reject the suggested amendments hopefully by the Annual Meeting of 2021.

Thank you for your patience.

Finance Committee:

Chairman:

Fran Delach

Committee Members:

Tom Sanders

Ken Goddard

Jeff Jennings

Report to the Board of Directors: Finance Committee

The Refuge Community Association Finance Committee met on July 28, 2020, at the office of Amy Telnes Management

Services. All members were in attendance: Fran Delach, Jeff Jennings, Tom Sanders, Ken Goddard, and Tom Graybill by phone. Association Manager Amy Telnes was also in attendance.

The meeting was called to order at 3:35 p.m. by Chairman Fran Delach. Fran presented copies of the adopted 2020 Budget and all members had copies of the most recent financial reports up to May 2020. Currently, the financial condition is in good shape with yearend projections estimated at between \$82,000 and \$140,000 in the “black” depending on pending project costs and final determination on proceeding with the North Entrance wall and improvements.

Treasurer Delach expressed that he advises caution related to future capital expenditures as it may be more prudent to defer the more expensive projects to next year.

Meetings between the Golf Course Owners and Association Board during the course of the year resulted in the appointment of a committee of professionals within our community to review the options of HOA participation in the Golf Course/Club. Although no definitive options have been presented or considered we will be studying various issues and options.

General discussion resulted in the following Finance Committee recommendations to the Board of Directors:

- Proceed with engineering for the North Entrance Wall and determine permit and final estimated construction costs.
- Proceed with needed drainage/damage repairs on Deacon adjacent to Hole #1.
- Have Board consider relaxing Bid policy for repairs or work under \$5,000.
- Hold off on North Wall construction until after engineering is complete with draining costs being included.

Design Review Committee:

Chairman:

Rob Callaway

Committee Members:

Peggy Delach

Dale Coalmer

Ben Laparne

The Design Review Committee has been very active this year with new construction and existing home improvements. The DRC meets the 1st Tuesday of each month at 8 am and reviews all applications and submittals for home construction and lot improvements or alterations. Meetings typically run two to three hours monthly and are held in the Conference Room at the office of Amy Telnes Management Services. Each month the committee members also address numerous reviews prior to monthly

meetings.

This year the DRC committee has overseen the approval process of:

- (9) New Home submittals**
- (3) Existing residence Landscape upgrades**
- (3) New swimming pools submittals**
- (12) Wall, Painting and other miscellaneous submittals**

For those of you that are new to our Community, please be informed that prior to making changes to your home or lot, an application needs to be submitted to the Design Review Committee for approval.

Information and applications can be found on our website: www.therefugepoa.com and by clicking the Home Design Guidelines Tab. If what you are looking for is not on the website, or you have further questions, our Community Association Manager Amy Telnes can offer further assistance by calling (928) 505-1120 or sending an email to: amy@atmshoa.com

Display of Flags and Flag Poles

Many community homeowners have expressed their desire for flag pole installations which are permitted in our community. Please be mindful of the following guidelines when considering a flag pole installation:

Reference: CC&R- 10.15, pg 50 / Policy and Procedures Guidelines- 10.21, pg 28 & Refuge Design Guidelines- "Flags", pg 23.

The CC&R's and Design Guidelines place certain restrictions on signage (Flags) within The Refuge. The Refuge Design Guidelines state that flag poles are permitted within the Building Envelope only. Halyards must be tight to prevent any noise and flag etiquette must be observed.

For clarification the guidelines include:

- Flags permitted for display in the community are generally limited to the United States flag, Arizona State flag and flags representing all branches of the US Military. Flag sizes may not exceed 5' x 3'
- Flag poles exceeding 20' in height and must be telescoping, when flags are not being displayed poles shall be fully retracted.
- To maintain reasonable uniformity, the DRC requests submittal for approval prior to installation of flag poles Please include the pole description and proposed location. (There is NO FEE for this review process.)

Home Repainting

The DRC has received many requests for home repainting. We are excited to see so many homeowners sprucing up their homes by repainting the same color or updating to one of our newly approved colors from Sherwin Williams.

If you wish to paint your home the same color or a new color, please follow the pre-approval process through the Design Review Committee. We have simplified this process by creating a 1 page application.

- If a home is repainted the same color there is NO FEE, but verification of a color match must be made by a Committee Member.
- For an exterior home color change there is \$150 fee for review and it is the intent of the guidelines that adjacent homes harmonize but not be the same colors.

Pre-approved colors are available to view at the Association Manager's office.

[CLICK HERE TO VIEW AND PRINT THE EXTERIOR COLOR CHANGE APPLICATION FORM](#)

Home Owners Landscape

This summer has been extremely harsh on the landscaping at most of our homes. Fortunately, we are approaching an ideal replanting season. Now is a great time to evaluate the condition of your landscape and consider replacing damaged trees and plants as needed. As a reminder, if you plan to make modifications to your current landscaping, an application should be provided to the DRC for approval.

Security Committee:

Chairman:

Bob Ballard

Committee Members:

Dana Bonsal

Bruce Weaver

John Crombach

Our newest Board Member Bob Ballard has agreed to Chair the Security Committee after our former Board Member and Security Committee Chairman Bob Ulery sold his home and moved out of the Community. Bob is retired from law enforcement and previously served as our head of security in the prior years when he was on the Board.

In the near future, Bob will call a meeting with the Committee to gather ideas on our security needs and costs for 2021 to present to the Board of Directors.

Armor Fence and Masonry repaired the damaged pillars on Latrobe that hold the chains in between the Golf Course Parking Lot and Latrobe Drive.

Landscape Committee:

Chairman:

Gary Roundy

Committee Members:

Jeff Jennings

Mike Matlock

(Gary Pitchford – pending appointee)

Citation Park received the planned updates with new trees, plants, and rocks.

Ditch repairs to better control storm erosion which included adding and placing large rock on Allegheny/RV Storage road was completed.

The Committee is still working towards building a wall along the north side of our north entrance to the Community. Land surveying and engineering is required for the wall. Sunland and Associates has been hired to prepare a surveying, drainage, and hydrology report to assist us in the placement and design of the wall.

Ratliff Painting refurbished South Gate Entrance for us. The stucco was painted and the wood trim was stained.

In July, pre-emergent weed control was sprayed on our common areas by America's Pest Control. The pre-emergent is scheduled for twice a year and will prevent the growth of weeds to more efficiently and effectively control the common area weeds. If you have a vacant lot, we strongly encourage you to also schedule pre-emergent twice a year. This will make it so weeds do not grow on your lot, and it will save you the time and the expense of clearing you lot of weeds in the future. Please call Americas Pest Control at 928-505-8700 for a quote for your lot. You may also use any other licensed weed control service of your choice.

The Lake Havasu City Sewer Dept. has replaced wood and applied paint/stain as necessary on the sewer lift station located at the north end of Deacon Drive.

Newsletter Committee: Volunteers Needed!!

We lost our Newsletter Committee Chairman and sole volunteer, Bob Ulery when he sold his home and moved out of the Community. Our Association Manager is fulfilling the Newsletter duties until volunteers step forward. The job duties are fairly simple and should only require a few hours each quarter to reach out to the Board Members and Committee Chairman for their

quarterly reports. Once the reports are received back, they need to be added to a template similar in style to this Newsletter and forwarded to the Association Manager for distribution. We would like a Newsletter to go out the first week of each calendar quarter.

REMINDER OF VEHICLE & PARKING RULES:

The definition of "Vehicles" encompasses but is not limited to: Automobiles, trucks, campers, motor homes, travel trailers, R.V.s, boats, trailers, personal watercraft, construction equipment, motorcycles, dirt bikes, ATVs, utility vehicles, golf carts (electric or gas powered), rails, dune buggies. No vehicles of any kind, except golf carts and electric and/or manually powered transportation devices (including but not limited to Segway's and electric bicycles) are allowed on any road or street in the Community unless they are registered for on or off road use and licensed and operated by a person possessing a valid driver's license.

The Association encourages all Members to obtain liability insurance for golf carts that are driven within the community's roads and streets.

The posted 25-mile per hour speed limit is to be obeyed. The driving of a vehicle on the golf course without the club's permission is considered trespassing and subjects the operator to arrest.

Driving on vacant lots within the Community is also prohibited except when the Member has obtained an approved plan from the Design Review Committee for construction. Overnight occupancy of any vehicle is prohibited.

Washing of a Member's car, truck, boat, RV or other licensed vehicle is permitted in the owned driveway or the street in front of the Member's property.

Parking vehicles of any kind is restricted to the owned driveway. Parking on vacant lots is prohibited except during construction. Parking on the roadway without permission of the Association is prohibited (see section 10.16.3 of the CC&R's). However, parking on the Community's roads or streets is permitted for short durations for the purpose of attending a function at a Member's residence. Storage of vehicles in the driveway, or on the side or the rear yard of the residence is prohibited.

Boats and recreational vehicles may be parked in an owner's driveway only for the purpose of loading and unloading or cleaning and for not more than a twenty-four (24) hour period, unless the homeowner has contacted the Association Manager with a request for an extension of this period and the reasons for such extension.

When an extension is granted, the owner must obtain a parking pass from the Security Guards that is displayed where visible.

The exception to this notification provision is granted for the following holidays or events:

- **President's Weekend**
- **Desert Storm**
- **Memorial Weekend**
- **4th of July**
- **Labor Day**
- **Thanksgiving**
- **Christmas**
- **New Year's**

If oversized vehicles or passenger vehicles that cannot be accommodated in the owned driveway will be in the Community for longer than 72 hours, owners should park them in the Community's Storage Area.

Failure to adhere to the Parking Rules for the roadways will make the vehicles subject to towing without further notice and at the owner's expense.

In the event an owner has guests for more than seventy-two (72) hours whose vehicle(s) cannot be parked in the owned driveway, the owner is required to contact the Association Manager to request an exemption from the roadway parking requirements for a period of time not to exceed a total of seven (7) days for no more than 2 vehicles and then only after the neighbors adjacent to the owner's home have been notified by the Association Manager of the specific exemption granted.

Property Owners will not restrict any roadway access for emergency vehicles at any time, including blocking any fire hydrants.

