

8989 Newsletter

November 2021

Contact Gainey Ranch Security (West Gate) at 480-948-9378 with any emergency. They will contact the appropriate staff.

The Board welcomes owner ideas, suggestions, and constructive input. Your support and involvement help improve our community! **Want to suggest or voice a concern? Send an email to the 8989 Board at GRCA@gaineyranchca.com. It will be forwarded to the Board for consideration.**

Exterior Holiday Decorations and Lights: It is getting to be that “most wonderful time of the year!” Please remember **exterior holiday decorations may only be displayed on the first Saturday before Thanksgiving and must be removed by the second Sunday after New Year’s Day.** Wreaths may only be placed only on front doors. and exterior decorations may only be displayed on a Unit’s back patio. Exterior decorative lights placed on back patios must be **white and non-blinking/non-twinkling.** Decorations and lights may not be placed in or attached to any 8989 shrub, tree, or property located in the Common Elements or on the GRCA Golf course. It impedes Landscaping staff’s ability to maintain the Common Areas and will be removed by GRCA Maintenance. Please be considerate of your neighbors when placing decorations on your patio.

Flat Roofs Polyurethane Re-coating: This Project began October 25th. The Contractor is hoping to complete the project before Christmas, depending on the weather and availability of supplies. The portable john placed by the west pedestrian gate is required by OSHA for use by the roofers. Project details were distributed to Owners and is posted on the mailbox bulletin board.

Landscaping Renovation Project: The second-year planting of shrubs and trees throughout the Common Areas is scheduled for November and December 2021. Turf replacement for areas along the lake and the street is scheduled for March 2022.

Pressure Reducing Valve (PRV) Annual Inspection: Southwest Water is scheduled to complete inspections of Unit PRVs in early December. If your water is shut off because you are not in town, your Unit PRV cannot be inspected. We recommend you complete your own PRV inspection when you return. Homeowners will receive a letter from GRCA Maintenance indicating the test results for their Unit. If a Unit PRV fails inspection, Owners are required to repair or replace the PRV as soon as possible.

Pool Heating Schedule: The pool is heated to 81 degrees Fahrenheit from October 15, 2021 to April 30, 2022.

Termites: Contact Maintenance if you see any termite trails in or around your Unit. Staff will contact the Exterminator Service to schedule treatment.

Pedestrian Gate Code: For security reasons, please do not share the 8989-gate code with non-residents. We have had incidents of strangers entering our community through the pedestrian gates without Resident or Security permission. Because of the recent turnover in Unit Ownerships, we will be changing the pedestrian gate code in January 2022. If you see any strangers or suspicious activity in the Community, please call the Gainey Ranch Security (West Gate) at 480-948-9378.

No Fishing: is permitted on the lakes by both residents and visitors. No trespassing signs are posted on the golf course and 8989. Call GRCA Security West Gate at 480-948-9378 to report any violations.

Bicycles, Golf Carts, Scooters, and Skateboards: **must be stored in the garage when not in use.** These items may not be parked or stored at a Unit’s front door entrance or on Common Elements of a Condominium.

External Accessories: such as bird feeders, hoses, pots and plants, statues, sculptures, tables, and chairs may not be placed or stored on the Common Elements (including landscape areas around the building exterior). These items are allowed only on back patios. (8989 Standards & Rules Sec. 15).

Wind Chimes, Bells, Stereo Speakers, and Amplifiers: may not be placed on patios, decks, and balconies or on Common Elements of a Condominium. Sounds become amplified by the buildings and travel throughout the Community. Please be considerate of your neighbors.

Roofs: are Common Elements. Please do not place potted plants, tables, chairs, or other objects on the flat roof areas. These items will cause damage to the flat roof membranes.

NO OVERNIGHT parking (10:00 pm to 8:00 am) in Unit driveway is allowed: Resident vehicles must be parked in the Unit’s garage. Guest vehicles should be parked in the visitor parking areas. Exceptions may be approved by the Board (8989 Standards & Rules Section 20).

Visitor Parking: During the holiday season parking in the 8989 community becomes difficult when family and friends visit. Please remember the **visitor parking areas are for guests only** (including health care workers, housekeeping personnel, contractors, among others). Residents must park vehicles in the Unit’s 2-car garage. The Board may approve exceptions.

Garage Doors: CC&Rs Article 9.5 requires “**Each garage door shall remain closed at all times except when being used to enter or exit.**” This rule is important for both safety/security and aesthetic reasons. “Crimes of opportunity” involve theft of items from garages (such as golf clubs, and bikes), and from vehicles parked

unattended while garage doors remain open. Common sense allows the door to be open while loading/unloading, cleaning the garage, washing your car in the driveway, and other activities when the resident is present and involved in the activity.

Street Parking: (including cul-de-sacs) is prohibited. Guests may temporarily park either in your driveway or in the striped visitor parking areas available throughout the community. Washing cars in the street or in a cul-de-sac is also prohibited. Emergency vehicles, delivery trucks and large moving trucks need unrestricted access to Units. The only exception is when loading or unloading is needed (e.g., contractors or movers) – and this should be short-term only. Owners should remind contractors to park in driveways or, when necessary, in visitor spaces.

Exterior Building Lighting: Rules allow **ONLY 60 watts incandescent, or LED 9 watt/800 lumens/2700K, soft white light bulbs in all building mounted exterior fixtures.** The use of bright white, colored, decorative, bug deterrent, and other non-conforming light bulbs may not be used anytime. Unit owners are responsible for replacing bulbs in building light fixtures located on their patios, and at front doors since these lights are controlled by a Unit's interior light switches.

Patio/Deck Propane Heating Lamps: The 8989 Rules allow the use of stand-alone propane gas and electric heating lamps. These are limited to a maximum of two per large patio. It is important residents monitor heating lamps when in use, and keep them safe distances from umbrellas, foliage and building structures.

Fire Pits: The use of gas and wood burning fire pits is prohibited and is related to fire safety issues and insurance requirements. Permanent, fixed fireplaces and barbecues on the patio may be allowed but, in each case, plans must be submitted to both the 8989 Board and the GRCA Master Architectural Committee (MAC) for approval prior to installation. These installations must comply with, applicable County and City building and environmental codes.

Awnings & Umbrellas: 8989's Policy requires awnings and umbrellas be maintained in good condition. Damaged, torn, or faded awnings (fixed and retractable) and umbrellas should be replaced quickly, and within 30 days from the date of any written notice of non-compliance. The approved awning fabric color is Sunbrella Linen Tweed. Once installed, Unit awnings may not be removed. Only solid color umbrellas in earth tones such as all shades of tan, sand, brown, beige, or closely match the approved awning color are allowed. Solid fabric colors which are contrasting to the approved 8989 building color (such as all and any shades of red, blue, yellow, orange, green, purple, pink, maroon, grey, black, white, neon colors, etc.), and multi-color umbrellas are not allowed. Umbrella fabric may not display graphics of any kind, including logos, lettering, advertisements, designs, etc. All umbrella colors are subject to Board approval. Call Sheryl Wissmann at 480-951-0321 for details.

Refuse Collection: As of November 1st, 8989 Trash Pickup by the City occurs on Tuesdays (regular) and Thursdays (recycle). Trash and Recycle bins **may not be placed at the curb until 5:00 pm the day before collection and must be removed from the curb and stored in your garage BY MIDNIGHT on collection day.** Security has the authority to move containers in violation of the rules, and, when necessary, have them removed from the property by GRCA Maintenance (including a \$50 service fee charged to the homeowner).

Pet Restrictions: CC&Rs Article 9.13 requires all residents (owners and renters) register their dog with GRCA Administration. **It also limits each Unit to one (1) dog and two (2) cats.** Unit owners are responsible for advising leasing agents and realtors of these 8989 requirements. Fines will be imposed.

Dog Poop Removal & Leash Reminder: The Board receives complaints about dog owners failing to pick up after their dogs. The CC&Rs and City ordinance require pet feces be removed immediately from any portion of the Condominiums (including patios). This is important for public health, and for the cleanliness of our community. Please be responsible pet owners so everyone enjoys our beautiful grounds. Removing pet feces is not the responsibility of the maintenance crew. We also continue to see dogs wandering around the 8989 Community unattended. The CC&Rs and City Ordinance requires dogs be leashed when outside. Be aware there are coyotes, bobcats, and raccoons in our immediate area. Allowing your dogs to wander unattended puts them at an elevated risk of being attacked and killed by these wild animals. Fines will be imposed for non-compliance.

Air Conditioning Units: When you replace your air conditioners, both the City of Scottsdale ordinances and the 8989 CC&Rs Article 9.11 require exterior A/C units be screened and obscured from view. The Owner is responsible for increasing the enclosure wall height. Wall adjustments must comply with existing stucco and color of the original wall. Contact Sheryl Wissmann at 480-951-0321 for details.

"On the Spot" Landscape Requests: All requests for work (landscape or maintenance issues) should be directed to GRCA Maintenance (e.g., trimming that is missed during the normal landscaping cycle for your area, common area light outages, water leaks, broken tree limbs, etc.) for scheduling. Please do not take staff from their jobs, since this disrupts workflow and impacts work planned for that day. Work orders ensure repairs are completed timely by staff and provide follow-up.

Interior and Exterior Alterations & Remodeling: Before starting any interior and patio/deck remodeling and alterations, Owners must submit Architectural Applications to Sheryl Wissmann, GRCA Architectural Coordinator for review and approval by the Board and MAC. There is a \$450 fine for non-compliance. All plumbing and electrical work must be completed by licensed professionals. Contact Sheryl Wissmann for more details.