



DESERT HILLS V

NEWSLETTER

December 2024

President's Message

Time to Clean the Hood! With the hot summer temperatures and monsoon rains over, it is a perfect time to get out and clean up the neighborhood. There are dead weeds in some yards, tree debris and dead leaves scattered throughout the HOA, and rocks and gravel that has migrated from yards into the street. Please take a few minutes to walk around your property. Picking up debris, removing dead and emerging weeds, and sweeping up gravel from the curbs and streets will go a long way to keeping the neighborhood looking great. While you're out, take a look at your house and your brick/retaining walls. Now is a good time to assess their condition and see if maintenance is needed, such as painting or repairing stucco and water damage to your house and wall. Thanks for helping to keep Desert Hills V neighborhood an attractive place to live!

Drainage Easements - If your backyard wall abuts a drainage easement, it's also a good time to maintain that area as well. These drainage easements are not HOA Common Area. Adjacent lot owners are responsible for maintaining drainage easements. The HOA CCRs state "Each lot owner sharing a drainage area with one or more other Lots is responsible for maintaining one-half of the total width of the easement." If the drainage easement behind your lot needs attention to ensure adequate drainage, please talk to neighboring property owners and cooperate in maintaining vegetation or other features that could inhibit drainage.

Barking Dogs - We have received several complaints about barking dogs in recent months. If you have a dog, it is important to ensure it is not disturbing your neighbors. Properties that contain dogs that "create a nuisance" are in violation of HOA CCRs as well as Pima County ordinance. Fines by the county for excessive noise from animals range from \$50 to \$500. As a dog owner, I understand the issue. I have a German Shepherd dog that would love nothing more than to hang out in my front courtyard, where she can look out the gate and bark and bark at everybody and everything that goes by. While that is not a big deal in rural Montana where we spend summers, it certainly does not work in Desert Hills V. Please be a good neighbor - monitor your dog whenever they are outside, ensure they are leashed when they are off your property, pick up all pet waste, and make sure barking does not disturb your neighbors.

Parking - Parking is increasingly becoming an issue in the neighborhood, and we need your cooperation. With many new residents in the neighborhood, it is time to remind everyone of the parking restrictions in the HOA. As you know, our neighborhood has narrow streets, small garages and carports, and many short driveways. The HOA CCRs clearly state that permanent parking is to occur in garages and carports. Residents can temporarily park on the street in front of their property for up to 72 hours, while guests can park temporarily for up to 2 weeks. (continued)

Temporary parking in driveways is allowed only if your driveway is long enough for the vehicle to be parked perpendicular to the street and not extend over the curb. Parking sideways in driveways is not permitted, nor is parking in your yard unless the Board of Directors has previously approved a designated parking spot on your lot.

Parking on Retorno De Anza – The HOA is increasingly getting complaints about parking on Retorno De Anza. Parking and storing RVs, boats and trailers on this county road has increased recently, and there are many HOA members that do not support the current level of parking/vehicle storing. While the HOA has no authority or jurisdiction to regulate parking on county roads, individual property owners have the right to contact the county and ask that the situation be addressed. That occurred last year when a Desert Hills 4 property owner petitioned the county to prohibit overnight parking on Retorno De Anza. While that petition was not successful, there are currently several Desert Hills V property owners who have contacted the county asking that the parking situation on Retorno De Anza be addressed. If the county decides to regulate parking on this street, they will likely prohibit parking of certain types of vehicles, or parking during certain hours.

In my opinion, the best resolution is for those that park vehicles or trailers on Retorno De Anza to self-police. There are 50 properties in Desert Hills V that border Retorno De Anza – more than 25% of all the lots in the HOA. Most or all of them have a patio or yard that looks over the street, and some have direct views of Retorno De Anza from their living rooms. These property owners did not buy their properties with the expectation that their view would be of RVs, boats or trailers. Please be considerate of your neighbors when deciding whether to park on this county road, and in deciding where to park.

It is also important that everyone considers safety considerations when parking on any of the streets in the HOA. There are no sidewalks, and many of us walk on these streets every day. Having cars parked on both sides of any of the streets in the neighborhood is a safety concern. On wide county streets, it forces pedestrians into traffic lands, where many people drive too fast. On our narrow HOA streets, two vehicles parked on the street across from each other can inhibit the passage of first responder vehicles.

The HOA's current approach to parking issues is to ask HOA members to voluntarily comply with CCR parking restrictions. That seems to work for the most part, as the majority of HOA property owners are cooperative and willing to work towards maintaining a livable neighborhood. The HOA Board and Committee members who volunteer their time do not want to issue warnings and monetary penalties for parking infringements on HOA streets, although the HOA has that authority and ability under Arizona Revised Statutes.

We are asking everyone to please consider your neighbors with properties bordering Retorno De Anza if you choose to park there, and to please voluntarily comply with the HOA parking restrictions on HOA streets. Thanks for your cooperation!

On behalf of your volunteer Board of Directors, we wish all HOA members a happy and healthy holiday season!

Terry Chute, President DHV HOA

Upcoming Events for Desert Hills V HOA

February 5, 2025	2:00 PM	Annual Members Meeting
April 2025	TBD	Regular Board Meeting
September, 2025	TBD	Regular Board Meeting

Unless otherwise noted, meetings will be held at the Desert Hills Recreation Center. The agenda for the meetings will be posted on the HOA website at dhvhoa.org at least 72 hours prior to the meeting; Board meeting minutes are also posted on the HOA website.

Board of Directors

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