



Happy Valley Ranch 1 HOA

Housekeeping Tips

A few reminders to all Association members regarding “housekeeping” of your homes and property:

1. The monthly bulk trash pickup is intended for homeowner use, not for pickup of clippings by landscaping companies or construction trash. See the City of Scottsdale website at <http://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection> for the Area 2 pickup dates
2. As a courtesy to your neighbors, please cleanup any residual items left after the bulk trash removal
3. Please observe the Maricopa County (P-25) and state (A.R.S. § 49-457.01) regulations regarding leaf blowers (after 7am, only on stabilized surfaces, avoid use on High Pollution Advisory days). If you need copies, ask VIP.
4. Trash and recycle cans are to be removed from the street the day of pickup per City of Scottsdale guidelines <http://www.scottsdaleaz.gov/solid-waste/collection-guidelines> . The cans should be out of view from the street and neighboring homes, behind a utility wall or perimeter wall
5. We are in the “Dark Skies” area of Scottsdale. Exterior lighting should not be left on overnight. Security lighting should be on a motion detector.
6. When your landscapers say your trees/bushes need pruning, they are generating work for them and expense for you. Palo Verdes and Ironwood trees do not need pruning other than for right of way, walkway and driveway clearance and to meet Scottsdale Fire Department guidance. Landscapers use practices learned at shopping centers that weaken the trees and eventually kill Palo Verdes. The Association has many Master Gardeners and McDowell Sonoran Preserve Stewards who are more than willing to answer questions regarding desert plant and tree maintenance. Contact VIP for help if you think your trees need pruning.

Incorrect pruning – “liontailing”



Correct Pruning – clear the ground below the tree



Repainting requests

If you are not using one of the pre-approved colors, please purchase a sample of the desired paint and paint 2 x 2 areas on a sun and shade side of your home for review by the Architectural Committee. This applies even if you are using the same color. Note the City has reduced the maximum LRV from 45 to 35. Chroma is limited to a value of 6 or less (ask the paint supplier for the Munsell chroma number). It also will save a lot of grief (\$\$) if the actual color is different than on a 2 inch color chip. See <http://hvr1.com/hoa/remodeling-or-painting/> for complete details.