

## Cliff-notes for the Changes to the Building Guidelines

Here is a quick summary of the changes to the Association Building Guidelines. Most of the changes are in the new Section 6 – Landscaping and Landscaping Maintenance

The Building Guidelines update brought the Guidelines into conformance with the City of Scottsdale (CoS) Environmentally Sensitive Lands Ordinance (ESLO), Maricopa County Department of Environmental Quality (DEQ), and CoS Fire Department guidelines and to clarify minor issues as noted below. They are at

[http://hvr1.com/wp-content/uploads/HOA-Docs/BuildingGuidelines-RecordedMCR\\_27May2014.pdf](http://hvr1.com/wp-content/uploads/HOA-Docs/BuildingGuidelines-RecordedMCR_27May2014.pdf)

- The “Transitional Area” did not meet the CoS guidelines for indigenous and desert appropriate plants. Additionally, since many homeowners are not aware of their building envelopes as they are not the original homeowners at the time of construction, they would have problems identifying where the “Transitional Area” is located. The new definitions of “Private Area” and “Natural Area” are “inside the home walls and perimeter walls” and “outside the home and perimeter walls”. No surveying and measurement is needed to identify the two areas.
- Pre-emergents are allowed, but should be used judiciously. Over use will prevent the regrowth of the native plants. When left alone, the desert takes care of itself – look at the lots that are empty.
- The Fire Department guidelines, which are different than the Fire Codes, are referenced with specific guidance for HVR1 based on discussions with Fire Chief Ford – see the letter sent in April of 2014.
- The old approved plant lists were replaced with a reference to the CoS Indigenous Plant List at <http://www.scottsdaleaz.gov/codes/nativeplant/eslo#Indigenous> . There is specific guidance regarding which plants are appropriate for different areas on your lot. The prohibited plant list was updated to include two of the grasses listed in the CoS list.
- Raking and blowing in the Natural Area (excluding walkways and the Private Area) is not compliant with the DEQ regulations. See [http://www.maricopa.gov/aq/divisions/planning\\_analysis/rules/docs/p25-0802.pdf](http://www.maricopa.gov/aq/divisions/planning_analysis/rules/docs/p25-0802.pdf). Additionally, using blowers when there are 20 mph winds just doesn’t make sense. The health hazards and noise pollution should discourage using blowers. Raking is discouraged as it breaks the soil surface and encourages weed growth, which leads to additional costs of pre-emergents to control weeds. Landscapers using blowers on stabilized surfaces should start after 7am.
- Cleanup and clarification of text.

If you have any questions or do not have internet access and want hardcopy of any of the above please contact VIP Property Management 480-585-8684 or the Architectural Committee.