



August 2016 Somner Place Community Newsletter

The Somner Place Board of Directors would like to welcome all new homeowners and renters to our community. We take pride in our community and appreciate your efforts in helping our neighborhood to be a great place to live.

Your 2016 Board of Directors are:

Devin Bliss – President Kathy Liucci – Vice President
Mark Miller – Treasurer Brianna Moore – Secretary
Members-at-Large: Gabriella Lopez, Lee Swaim and Cathy Zarcone

For questions and concerns you may call the **Somner Place Hotline at 602-476-1757** or go to the **Somner Place website at www.somnerplace.com** , select contact and type your message. Someone will get back to you within 48 hours.

As with most HOA communities we are governed by CC&R's. The CC&R's, By-Laws and rules are found on the website for you to view.

We would like to address some of the common violations occurring in this community.

- Trash cans, recycle barrels and landscaping barrels must remain out of view behind gates or in garages at all times except for collection days and then only for the shortest time reasonably necessary to effect such collection. The board has determined that the barrels must be returned to storage out of view within 24 hours after the collection day. For reference you may locate this in article 3.7 of the CC&R's.
- **All window screens must be on or off.** If a screen is damaged or missing, it must be repaired and replaced. You may reference this in the Rules under Window Cover Material. Many screens are worn due to sun damage and age. Please consider replacing your screens.
- Any additions or deletions to the front yard area must be approved prior to the changes taking place. An Architectural form must be completed with specific details, submitted and approved by the Architectural committee. You may download the form from the Somner Place website labeled ARC Form. The form may be mailed or dropped off at the address listed on the form. Please note: pre-approved items are park benches other than PVC material and natural stain on the gates.

***Reminder: any holiday decorations must be removed within 30 days after the holiday.**

- **Parking** – According to the Rules at least one vehicle of a resident at each lot must be parked in the garage at all times (you may reference this in the Rules under Garages). We have been lenient with this rule as so many of us use our garages for storage of items we would normally store in basements. We have many more vehicles than in the past. Our streets are narrow and we need to be considerate of all residents and their needs. We will be enforcing rules with regards to parking on the street (this includes our guests). They are as follows:
 1. Vehicles must be parked facing forward on the correct side of the street (with traffic) according to Mesa City ordinance. Mesa police will be contacted for these violations.
 2. Owners and guests are not allowed to park on the street continually for more than 48 hours without the vehicle being moved.
 3. Vehicles may not be parked on any front yard landscape (includes grass and rock areas).
 4. No Commercial vehicles used for business or personal use shall be parked permanently in the street (exception: temporary parking not to exceed 24 hours).
 5. Vehicles traveling through the neighborhood should not exceed the 25 mph speed limit. Please remember we have children in this neighborhood.

- **House Paint Colors** – If you wish to paint your home, you will find the approved paint colors on the website. The paint should be purchased at the Dunn Edwards on Southern Ave, Mesa ONLY. REMINDER: Our community is 20 years old. Many homes have never been painted and are showing the wear and tear. If you look at homes in the neighborhood which have been painted you can see how they improve the looks of the community and the value of the homes. We encourage you to consider painting your homes.

We appreciate you complying with the community rules and for continuing to make Somner Place a great community to live in.

Thank you,

Your Board of Directors