

Desert Ridge Board Policy: Homeowner's Unrestricted/Scenic View

Purpose: The purpose of this policy is to communicate how changes to Desert Ridge HOA common areas may be accomplished. The homeowners of Desert Ridge often consider an unrestricted view of the desert, mountains and golf course desirable. These scenic views enhance the value and enjoyment of individual properties and the community of Desert Ridge. The Desert Ridge, Inc., governing documents do not guarantee homeowners an unrestricted view of the desert and/or mountains and/or Desert Hills Golf Club.

Summary: The Desert Ridge Homeowners Board of Directors has sole responsibility for maintaining the Association's common areas. The Maintenance Committee manages maintenance of the common areas under the direction of the Board of Directors. The HOA-contracted landscape company, under the direction of the Maintenance Committee, provides routine maintenance of common areas, including clean up and minor trimming of trees and bushes. Homeowners may not change the common areas in any way without written approval from the Maintenance Committee. Preserving homeowner views, although not guaranteed, is an important consideration when the Maintenance Committee makes decisions to trim, remove or add plants or trees in the common areas. The Maintenance Committee also takes into consideration the need for erosion control and wildlife habitats, and attempts to maintain the continuity of common areas with surrounding neighbors.

Procedure:

1. Homeowners may request to have additional maintenance done in common areas, such as overgrown vegetation and trees behind their home trimmed, removed or replaced by suitable other plants to maintain or clean up their common area and restore views of the golf course, desert, and/or mountains.
2. All requests for common area changes must be in writing and preferably submitted using the Maintenance Request form found on the Desert Ridge HOA Website. The Maintenance Committee will review all homeowner requests and provide feedback.

3. If the request is approved by the Maintenance Committee, the homeowner may either wait until the Maintenance Committee determines that it has the time and/or budget to do extra maintenance of tree and bush trimming in the common area or the homeowner can expedite common area work at the requesting homeowner's expense and to their specifications.
4. If the homeowner decides to expedite their approved request:
 - the homeowner may choose a Maintenance Committee-approved, licensed and insured contractor to perform the work.
 - the homeowner must provide a copy of the detailed estimate and/or work order to the Maintenance Committee before work begins.
 - the requesting homeowner will pay all costs incurred with trimming, removal and replacement of trees and other plantings.
5. The Maintenance Committee recommends that homeowners review the HOA website list of Recommended Trees and Shrubs and/or work with the Beautification Committee on appropriate replacement plants.
6. If a homeowner request is not approved, an appeal may be made to the Desert Ridge Board of Directors at a monthly Board meeting.

Signed: Ruth Krowczyk, Pres.

Date: 3/18/2024

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3-18-24

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