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A neighborhood publication courtesy of the Pine Oaks Property Owners Association Board of Direc-

# PINE OAKS

spring 2020 *newsletter*



Photo Courtesy of Mel King

This handsome young buck was recently photographed out taking a stroll through the neighborhood.

## Feeding Wild Animals Causes:

- Territorial Fighting
- Getting Hit By Cars
- The Spread of Disease
- Attacks by Predators

**PLEASE**

**Don't Love Wildlife To Death!**

## The Invisible Line

### The Truth About Protecting Our Wildlife

*One of the gifts that residents of Pine Oaks enjoy is an abundance of wildlife. Being a good neighbor to these animals is as important as all our other efforts to conserve resources and preserve our way of life.*

These efforts are the key to ensuring that future generations will be able to enjoy the same experiences in nature that we enjoy today. The only thing wild animals need from us is respect.

The choices we make have an impact on how the wildlife around us be-

haves and their perspective on humans. When we leave our garbage out and accessible (think trash cans out the night before pick up), we can alter their natural behavior patterns for sourcing their food. Even worse, if we put food out

(whether it is intended for them or not), we risk wild animals losing their natural fear of humans. This puts both the animals and humans at even greater risk.

Aside from the obvious problems caused by leaving food or trash acces-

sible (such as malnutrition and the effects from ingesting plastics), if this alternate food source is available regularly they can become reliant on human food and stop hunting for their natural prey altogether. It is that easy to cause an undesirable impact on an animals fragile eco-system.

**The only thing wild animals need from us is respect.**

When wildlife figures out that they reap easy benefits around humans and their natural fear dissipates, they are more prone to being hit by cars, fighting with other animals and spreading disease. Their regular presence can also

provide a false sense of security and cause otherwise cautious humans to let down their guard. Regardless of a sense of comfort in the familiarity, wild animals are wild and their unpredictability puts both people and the animals in grave danger.

(continued on page 4)

# A Few Words From Our Board President

Spring has arrived in the beautiful White Mountains! Hello, this is Robert West, your new Pine Oaks Board President. By now many of you probably know that Curtis Patterson resigned effective January 1, 2020. He and his wife Linda (who also resigned) have their home for sale and plan to relocate to Pinetop. Our heartfelt thanks to both for their years of dedication to the success of the Pine Oaks community. We will greatly miss their service and are sad to see them go.

To fill the vacancies created, the Board has appointed Scott Cromer and Chris Botta to serve for the remainder of their terms. A big thank you to our volunteers such as these gentlemen!

With all the negative news around the world, this is the perfect time to focus on family, neighbors and helping each other. In this issue, you will find several things that you can do to help our neighborhood, such as volunteering

to run for a position on the board of directors, taking minutes at monthly meetings or offering to manage our gatehouse decorations.

Due to recent changes by our state legislature, all HOA's, including the Pine Oaks Property Owners Association no longer provide coupon books for the payment of monthly assessments. Therefore, we are requesting that everyone sign up for email statements. Residents who do not sign up cost the association an extra \$3 per month (per household) to receive snail mail statements, as required by the new state law. Details follow in this newsletter on how to sign up for the email statements, which you can do on the HOAMCO website. If you encounter difficulties signing up online, please contact our Community Association Manager, Michelle McCreary, with HOAMCO. She can be reached at (928) 537-1067 or by email to [mmccreary@hoamco.com](mailto:mmccreary@hoamco.com).

Many of you may also know that we overhauled our 20-year-old electronic gate system to be compliant with new safety regulations. Many new safety sensors were installed, so we appreciate your patience late last year in working out the bugs with the new system. Hopefully we have those issues behind us, but rest assured that any problems we have with the gates causes them to open and stay open until the problem is fixed. So if you see the gate stuck open and do not know why, please contact Michelle at HOAMCO.

Also, this winter we have had ice accumulation on the road by the gate exit causing hazardous conditions. In the absence of Curtis, we now have two new volunteers to remove the snow berm before it melts and refreezes into ice. I would like to thank our volunteers, Chris Botta and Melvin King, for their willingness to serve our community! Take care everybody and blessings to you all.

## Our Association's Fiscal Fitness: It's Everyone's Job

*A Healthy Bottom Line for our community is something we can definitely all agree on. Your participation is paramount to achieving that goal.*



Account with the same frequency with which our assessments are due...in our case, every month. While it does facilitate closer monitoring of your HOA account, there is a cost associated with this additional transparency and that additional cost is eventually going to force an increase in our monthly assessments to pay for it.

However, with everyone's help, we can keep this cost contained AND help conserve a natural resource near and dear to our hearts...TREES!



### Sign Up Today!

Not only do e-statements help our community save money and resources, they have additional benefits over their paper counterpart:

- ◇ Keep years of records without taking up lots of space...and no heavy boxes to lift!
- ◇ Get your information sooner. No more waiting for the mail, hoping what you need is there.

### Senate Bill 1531

Whether you are for it or against it, Senate Bill 1531 passed and became effective January 1, 2020. More than just the elimination of using coupon books to make our monthly assessment payments, this bill requires us (via HOAMCO) to provide a Statement of

<https://hoamco.opt-e-mail.com/signup>



For some great tips on managing and organizing electronic files, check out this great article from [How To Geek!](#)



## Help Wanted

Pine Oaks currently needs a volunteer from the community to donate a small amount of time each month to handle the minutes for our Board of Directors. This volunteer would be responsible for attending monthly board meetings and taking notes or recording the meetings to prepare and document board business for our official records. If you are interested in helping your community with this important task, please contact any member of the Board of Directors, or Michelle McCreary, our Community Association Manager.



# Our Volunteers Make All The Difference

Our Board of Directors, ACC Committee and the various groups who put together events such as our spring walk-around and the fabulously delicious annual pot-luck picnic we enjoy every June, are ALL volunteers. They are the people directly responsible for ensuring that Pine Oaks continues to top the list of sought-after locations in the White Mountains. The next time you see one of our Board or Committee members, be sure to say "Thank You" to them for all their hard work.

## Please Don't Feed the Bears

As crisp winter days melt away to warmer, sunshine filled skies, we welcome back the birds that fill the morning air with song and the bears that fill our streets with trash. Yes, from now until October, we ask that you refrain from placing your trash bins outside the night before pick-up. The bears think its a buffet for them. Thank you in advance for your continued vigilance.



## Trash & Recycling: Excess Item Pickup

May 4-7                      July 6-9  
Sep 14-17                  Nov 2-5

\*For more information on Waste Management's Recycling Program & Excess/Bulky Item Pickup, head over to the Caliber Web Portal, in the Documents section, under "Community Information".

## covid-19 prevention tips & symptoms

# Coronavirus COVID-19

### PREVENTION



**WASH**  
your hands well and often to avoid contamination



**COVER**  
your mouth and nose with a tissue or sleeve when coughing or sneezing



**AVOID**  
touching eyes, nose, or mouth



**CLEAN**  
and disinfect frequently touched objects and surfaces



**STOP**  
shaking hands or hugging when saying hello or greeting other people.



**DISTANCE**  
yourself at least 6 feet away from other people

### SYMPTOMS



FEVER



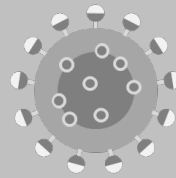
COUGH



SHORTNESS OF BREATH



BREATHING DIFFICULTIES



If you have fever or cough you should stay at home regardless of your travel or contact history.

## caught on camera >>>



These suspicious characters were captured loitering around the neighborhood.

Photos courtesy of Robert & Linda West.

## BOARD OF DIRECTORS:

*President:*

**Robert West**

*Vice President:*

**Chuck Sweet**

*Treasurer:*

**Dawn Hewitt**

*Director:*

**Scott Cromer**

*Director:*

**Chris Botta**

## ARCHITECTURAL

### COMMITTEE:

*Head Chair:*

**Chris Botta**

*Members:*

**Robert West**

**Dennis Azevedo**



## ASSOCIATION MANAGEMENT:

**HOAMCO**



**Community Manager:**

Michelle McCreary

mmccreary@hoamco.com

928-537-1067

*After Hours Emergency:*

844-744-4316



## 6th Annual Potluck Picnic: **CANCELLED**

Given our current situation battling the spread of COVID-19, POPOA has decided to cancel this year's potluck picnic. We will certainly miss all the delicious culinary creations that make this picnic one of our community's most anticipated events. POPOA is in need of volunteers to head up the coordination of our next potluck picnic event. If you are interested in helping put together this epicurean extravaganza, please contact Michelle McCreary or any member of your board of directors.

### 2020 Board Meeting Schedule

Monthly board meetings are scheduled for the third Monday each month, except September when we have our annual meeting and December when we break for the holidays.

Meetings will continue as scheduled via conference call and we love it when our members join in!

### Upcoming Events

- Apr 1: Gate Code Change
- Apr 20: Board Meeting
- May 2: Nat'l Wildfire Preparedness Day
- May 18: Board Meeting
- Jun 12-14: Show Low Days
- Jun 15: Board Meeting
- Jul 4: Independence Day Parade
- Jul 20: Board Meeting
- August: Pine Oaks Board Election
- Sep 12: Pine Oaks Annual Meeting

## Spring Tree Maintenance



It is amazing how quickly plants and trees bounce back to life when winter fades away and the sun washes over the mountain.

As a reminder, each owners property must be kept free of any trees that appear to be dead, dangerous, or likely to fall, or appear to be afflicted with infectious diseases, parasites, or insects, including but not limited to bark beetles.

Although the Association's ACC Guidelines require written approval of the Association prior to the clearing of any trees, the [Show Low City Code](#) requires that these trees be felled and removed from the property.

Owners who encounter this situation when performing their spring clean-up can rest assured that they automatically have the approval of the association to cut down and remove these trees in order to comply with City Code.

You can find this as well as other valuable information in the Pine Oaks Rules and Regulations, posted with all the Associations important documents on the Caliber web portal.



### THE INVISIBLE LINE (continued from page 1)

Did you know that if efforts to reverse the effects of animals becoming dangerously comfortable around us fail, authorities are left with few options other than euthanasia? It is an unfortunate truth. What begins as a good-natured attempt to "help" a seemingly hungry animal can lead to circumstances most of us

cannot imagine, let alone fathom having a hand in the circumstances that led up to it. It is our duty to honor and preserve the magnificent creatures on the other side of the invisible line that separates us from those with whom we share this little piece of heaven with, that also call this mountain H-O-M-E.



**CALIBER** A HOMEOWNERS MANAGEMENT TOOL

WEB PORTAL

BROUGHT TO YOU BY

**HOAMCO**

- **PROFILE:** update your contact details as needed.
- **COMPLIANCE:** review your current and past compliance history.
- **ACH/EFT ACCOUNT DETAILS:** update your bank details and ACH/EFT (auto-debit) plans.
- **ACCOUNTING:** review your account transactions.
- **PAY YOUR ACCOUNT:** make a one-time payment through a payment provider.
- **DOCUMENTS:** View your community's CC&R's, Bylaws, Budget, Meeting Agendas, Board Minutes, and Architectural Guidelines.

Is there something you would like to see in the community newsletter? Do you have a comment, question or suggestion? Please let us know at [mmccreary@hoamco.com](mailto:mmccreary@hoamco.com)

## *final thoughts...*

### **"Don't be afraid, be vigilant."**

Mike Pence

Kindness in words creates confidence.  
Kindness in thinking creates profoundness.  
Kindness in giving creates love.

Lao Tzu