



Blue Ridge Estates Homeowners Association of Coconino County

## **Spring 2023 letter from your Board of Directors . . . . .**

The snow this Winter has been timely and frequent. We have recorded ~52" of the white stuff!! The much welcome moisture has been beneficial to our forest environment. Wind has been unusually high causing some damage in our community, breaking tree limbs, and even uprooted a tree. While we appreciate the moisture, we need to be continually vigilant to remove the dead vegetation from our community that is fuel for a fire.

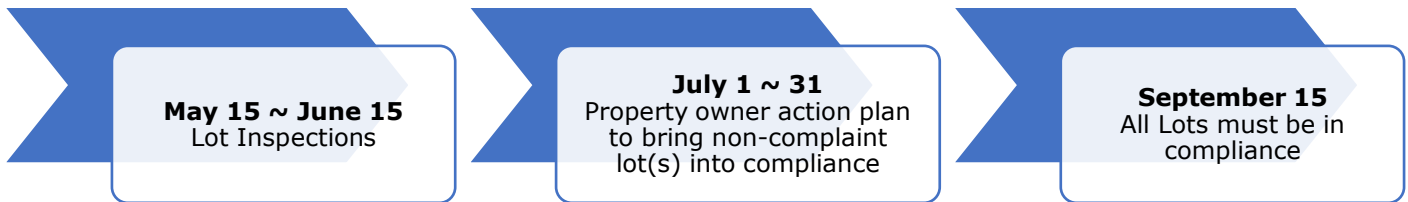
**Fire Safety** – through significant efforts and communications with property owners, the Fire Safety Committee led by Catherine Rogers was able to achieve 93% of the lots in Blue Ridge Estates compliant with the fire safety rules. Non-compliant property owners were assessed a \$500 violation fine!

### ***Volunteers needed for Fire Safety Compliance Inspections!!***

If you interested, please contact the Fire Safety Committee at [BRE-FSC@blueridgeestates.org](mailto:BRE-FSC@blueridgeestates.org)

### **Key points from the Rules & Regulations for Fire Safety:**

- No Dead Standing Trees allowed.
- A thirty (30) foot area must be raked and trimmed around all structures, including home, garage, shed, firewood piles, and propane tanks.
- Trees identified as Bark Beetle infested trees must be removed immediately.
- Lot Inspection and Compliance Timeline:



**Coconino National Forest** – fire service roads in the forest are still closed. Latest update for the Mogollon Rim District ([Coconino National Forest - Alerts & Notices \(usda.gov\)](https://www.usda.gov/land-management/land-use-planning/coconino-national-forest-alerts-notice)).

**Architectural Committee** - 2023 will could be a busy year for construction in BRE with inquires on building from seven property owners.

#### ***Reminders:***

1. Any maintenance activities that affect the aesthetics of the property (painting, windows, roofing, etc.) need to be approved by the Architectural Committee.
2. Up to two Accessory Structures (pergola, gazebo, shade structure, playset, tree house, viewing stand, etc.) are allowed in Blue Ridge Estates with Architectural Committee approval.
3. Trailers are another concern in our community. One utility trailer (open top, rear cargo bed) or a small outboard motorboat or canoe with a trailer may be stored so as not to be Visible from Neighboring Property and **with the approval of the Architectural Committee.**
4. Exterior Lighting - Lighting is limited per County Ordinance (reference Architectural Guidelines of the Association, Section 10.2, Paragraph B.2 for lighting details) to retain "Dark Skies" that are possible in our location. Exterior lighting such as flood lights used to provide extended nighttime recreation will not be approved.

**Call to membership to help with BRE HOA** – If you have any interest in helping the BRE HOA community, please contact any of the BOD members or Jen Amunson at Vision Community Management (VCM). Areas that could use some help include:

- Board of Directors – currently have one open Board position.
- Website maintenance/management – The BRE website is hosted on GoDaddy. Maintenance includes checking the common email boxes, updating the site, and keeping the Blogs and Newsletters current.
- Architectural Committee – currently have 3 members and is working great. Could use more help if anyone has interest.
- Fire Safety Committee – Could use more help for lot inspections/reinspection's, Rule & Regulations reviews, and keeping up with current fire safety protocols and guidelines with the County, Coconino National Forest, and Fire Wise(NFPA).
- Newsletter – create a periodic on local news and events for BRE membership. The would be a great forum to share pictures from weather events, hikes, ATV/Mountain bike rides, fishing, bird watching, hunts, fishing, or other fun stuff to do on the mountain.
- Community Events – organize and coordinate community events and activities such as picnic's, fire safety seminar's with Coconino Forest, ATV rides/forest adventures, etc.

**Blue Ridge Domestic Water Improvement District ([www.brdwid.org](http://www.brdwid.org))**. The sale of Starlight Water Company assets to the Blue Ridge Domestic Water Improvement District (BRDWID) is waiting for the Arizona Corporation Commission(ACC) approval. An evidentiary hearing was held on November 7, 2022 presided over by AHJ Marc Stern. The ACC staff has concluded the sale was appropriate and recommended the sale. Judge Stern has not issued his recommendation to the ACC and until this recommendation is issued, the sale transaction is on hold.

**Blue Ridge Fire District(BRFD) (<http://www.brfdaz.org/>)** – BRFD provides fire, rescue, and EMS response to our community. The BRFD Board of Directors meet at 10:00am on the 3<sup>rd</sup> Saturday of each month at the Fire House on Enchanted Lane. The public is welcome to attend these meetings that could prove to be educational on the capabilities of the Blue Ridge Fire Department.

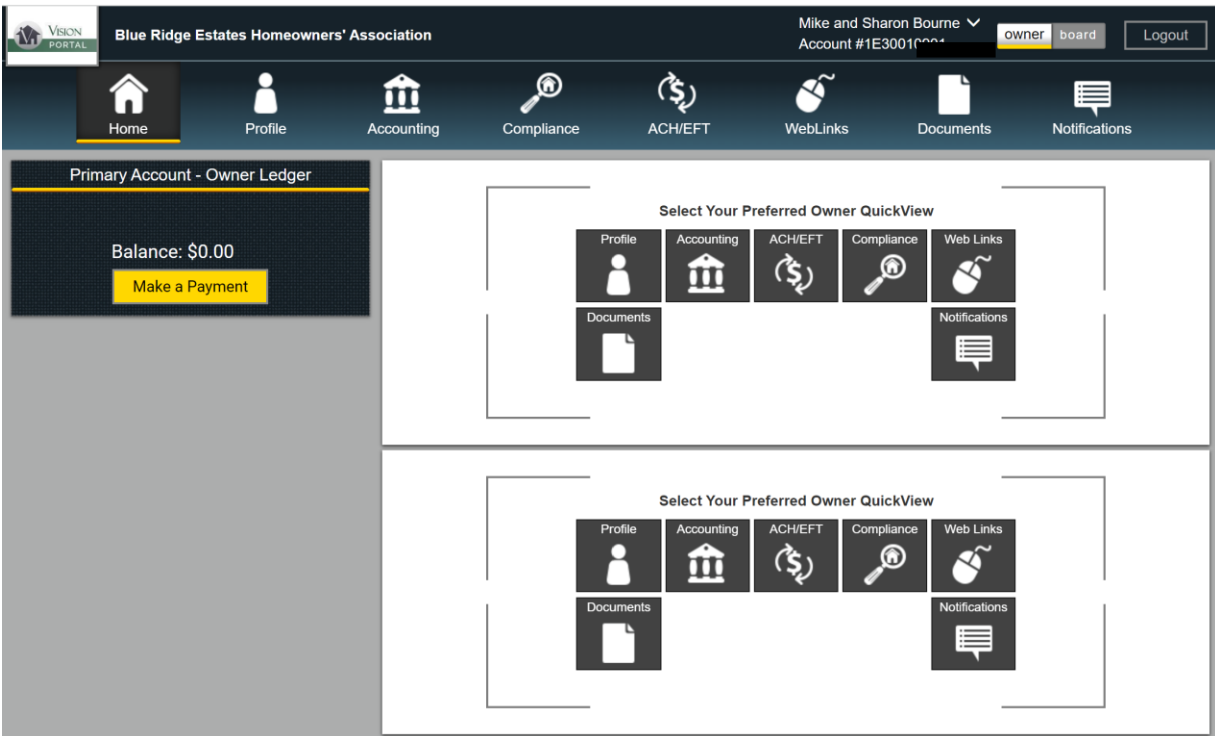
**Vision Community Management (VCM)** – Jen Amundson is our community manager. Please contact Jen for anything related to Blue Ridge Estates HOA.

Blue Ridge Estates  
c/o Vision Community Management  
16625 S. Desert Foothills Pkwy.  
Phoenix, AZ 85048  
Jen Amundson ( [JAmundson@wearevision.com](mailto:JAmundson@wearevision.com) )  
(928) 286-3080  
(480) 759-4945

**Vision Portal for Blue Ridge Estates HOA.** VCM is hosting a website intended to keep you informed of our rules and regulations, activities, important announcements, and your account balance! There is both a public and private area to the website.

- In the public area you can:
  - Check board meeting schedules and locations.
  - View announcements.
  - Access documents pertaining to the community including C, C & R's, Rules and Regulations, Collection Policy, Enforcement Policy, etc.
  - Access copies of community forms.
  - Submit an Architectural Application form electronically.
- In the private area you can:
  - Update your contact information, including your mailing address.
  - Sign up for Autopay using your bank account information.
  - View your current account balance.

- View copies of violation notices and photos.
- View and download documents including financials, board meeting minutes, newsletters, etc.
- If you are a board member or architectural committee member, you will also have access to additional information.



Please contact Jen Amundson at VCM to get setup to use this valuable tool!

**Next BRE Board Meeting is Thursday, April 20<sup>th</sup> at 4:00pm.**

**Open Meeting**

**Date/Time:** Thursday, April 20, 2023 at 4:00 PM

**Teleconferencing:**

**Zoom Video:** <https://us02web.zoom.us/j/83765731591>

Phone: +1 (669) 900-6833

Alt. Phone: +1 (346) 248-7799

Meeting ID: 837 6573 1591

Password: (community zip code)

An executive (closed) session shall follow the open meeting. The executive session shall be a closed meeting pursuant to ARS §33-1248/33-1804(A)(3) and (5).

*Please visit the Vision Community Management/Blue Ridge Estates HOA website at [VCM/BRE-HOA](https://visioncommunitymanagement.com/current-homeowners/community?name=Blue%20Ridge%20Estates) (<https://visioncommunitymanagement.com/current-homeowners/community?name=Blue%20Ridge%20Estates>) for Community Information and Updates*