

Mesquite Grove Estates

Perimeter Wall Maintenance & Repair Policy

The Mesquite Grove Estates HOA CC&Rs requires the HOA to take responsibility for the safety, external appearance, maintenance and repair of the perimeter walls bordering the community, as part of the HOA "Common Area".

To this end, the HOA conducts regular inspections of the exterior of these walls and will take action to remedy problems when appropriate. Regular HOA actions include:

- Wall inspections by board, committee members, or paid consultants
- Trimming & removal of vegetation in the natural areas that come within 3ft of the walls
- Painting & patching walls
- Sending notices to homeowners of violations / actions that negatively affect the walls

The condition of the wall can be impacted by environments and circumstances both inside and outside the wall, corresponding to both the homeowner's lot and the adjacent natural area. The homeowners are responsible for any conditions within their lot that lead to damage to the walls, such as:

- Vegetation that negatively affects the condition of the wall
- Landscaping, hardscaping or structures that affect the wall visually or structurally
- Watering & drainage issues

In cases where portions of the wall require significant repair, it may be necessary to identify & rectify the cause of the damage before repairs are made in order to ensure the issue does not worsen or reoccur. The determination of the cause of the damage may be reached by the HOA in consultation with the affected homeowners. In some cases, it may be necessary to obtain the opinion of a professional engineer to identify the root cause of any issues.

Once the cause is determined, if the homeowner is found to bear partial or full responsibility for the damage, the HOA and the affected homeowner will need to agree on an apportionment of tasks and costs to execute the repair of the wall.

As a rule, it is easier and less expensive to deal with these issues as early as possible. If you are aware of issues with the perimeter walls, please bring them to the attention of the HOA management team as soon as possible. Similarly, if you recognize any conditions within your lot that may be adversely affecting the health of the wall, please correct them before they cause damage to the wall.

The HOA board will do everything within its power to meet its responsibilities under the CC&Rs and to work with our homeowners in a respectful, collaborative and helpful manner to resolve any issues affecting the common areas.