SANCTUARY AT AVONDALE COMMUNITY NEWSLETTER SUMMER 2026

EDITION 2 VOL 2

Important Community Phone Numbers

- Avondale Police (Non-Emergency): 623-333-7001
- Avondale Code Enforcement: 623-333-2701
- Graffiti Hotline: 623-333-2702
- Avondale Public Works (Trash Issues): 623-333-4400
- SRP Street Light Repair: 602-236-8888

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Community Monument Enhancements

Summer is here and almost over. At a prior community meeting, some homeowners expressed concerns about the number of times we change each monument flower bed from spring and winter flowers to metal-type plants. FYI: The plants and flowers are replaced each Spring and Winter for beautification. The cost range is $3,000 each.

Metal raised beds are durable and resist pests, making them great for permanent spaces. However, with children around, the most significant risks are hot metal burning sensitive skin under the Arizona sun and sharp edges causing scrapes.

Pros: Durability, Safety from Chemicals, and Modern Aesthetic

Cons: Heat Conductivity, Sharp Edges, and Soil Evaporation (***Because metal conducts heat, the soil along the outer edges can dry out much faster, requiring more vigilant watering***)

New Monument Project

At the September Board Zoom Community Meeting, our Board voted to transition the flower beds at each of the monument's entrances transition to a Desert Plant Landscape. This will save the bi-annual flower bed changes. Saving $$$$ for our association.

Home Exterior Changes or Improvements

CC&R Section 4.1 Covenants Applicable to All Lots

Except as otherwise expressly provided, the Design Guidelines or any applicable Declaration of Annexation which has been approved by the Declarant, (i) no Improvements (whether temporary or permanent), alterations, repairs, excavation, grading, lighting, landscaping or other work which in any way alters the exterior appearance of any property within The Sanctuary at Avondale or Improvements thereon from its natural or improved state existing on the date this Declaration is recorded shall be made or done; and (ii) no building, fence, exterior wall, residence or other structure shall be commenced, erected, maintained, improved, altered or made without the prior written approval of the Design Review Committee.

All subsequent additions to or changes or alterations in any building, fence, wall, or other structure, including exterior color scheme, and all changes in the grade, lighting or landscaping of any area in The Sanctuary at Avondale, shall be subject to the prior written approval of the Design Review Committee.

No changes or deviations in or from the plans and specifications once approved by the Design Review Committee shall be made without the prior written approval of the Design Review Committee. Once construction of an Improvement has been commenced on the Property, the Owner shall diligently pursue completion of such Improvement in accordance with approved plans.

The Declarant shall be exempt from the requirements of this Subparagraph and therefore all Improvement, alterations, repairs, excavation, grading, lighting, landscaping, or other work performed, constructed, or installed by the Declarant shall be deemed approved by the Design Review Committee.
https://sanctuaryavondale.frontsteps.com/dashboard

CITY OF AVONDALE REQUIREMENT

Building an addition in Avondale, AZ requires strict adherence to local zoning codes, current building regulations, and a formal permit process. Homeowners must submit scaled construction plans through the city's electronic portal and obtain official Building and Trade Permits before construction begins.

Key Requirements & Regulations

- **Adopted Building Codes**: The city currently enforces the 2024 International Residential Code (IRC) along with up-to-date electrical, mechanical, and plumbing codes.
- **Zoning & Setbacks**: Your property's zoning classification dictates exactly how close you can build to your property lines (setbacks) and the maximum lot of coverage. You must verify your specific zoning with the City of Avondale Planning Division.
- **HOA Approval**: If your property is governed by a Key Requirements & Regulations

HOA Approval: If your property is governed by a Homeowners Association, you must obtain their architectural committee's written approval alongside the city's building permit.

NEXT STEP:
Homeowners Application Design Review may be obtained on Vision Community Website www.wearevision.com. The application must be submitted to Vision Community Management for your Board of Directors Chairperson to review and approve the application before your project is started.
https://sanctuaryavondale.frontsteps.com/dashboard

- If you are planning a home addition or structural modification, the City of Avondale requires a **Residential Plan Review Checklist** to be submitted to the Building Services Division.

Homeowners should prepare the following documents: or structural modification, the City of Avondale requires:

- Complete structural and architectural blueprints
- A site plan showing the existing home, proposed addition, and distances to property lines
- Floor framing plan, truss calculations, and foundation details
- Mechanical, Electrical, and Plumbing (MEP) layouts if new utility connections are part of the project

Residents can find additional information and official forms on the City of Avondale (.gov) website.

Community Reminders:

- Amenities are for resident use only

(Basketball Court, Pickle Ball Court, Kid Play Equipment, Ramada Tables, Walking Paths and Common Grass areas)

- Minors under 16 must be accompanied by an adult
- **Vandalism to any Property, Equipment or Common Areas costs expenses that come from your Monthly Assessments of $64.00 and is unlawful. Call the police if you see anyone causing these problems in our community.**
- Motorized vehicles are not permitted in parks, pavements, or the public areas, also known as Greenback (grass) areas

Community Code Enforcement

Common violations include:

- Overgrown weeds or dead vegetation
- Inoperable/unlicensed vehicles visible from the street
- Debris stored outside approved containers
- Damaged or mismatched fencing
- Outdoor storage visible from public areas
- Overnight Street Parking (Only with Approved Required Parking Permits)
- Unauthorized Parking of any Large /Semi Trucks (Class 5-8)
- **Trash and Recycle Bins not behind fence on non-pickup days (WED: FRI: SAT: SUN**)
- Bulk trash on streets several days before Zone 4 Monday scheduled day
- Community Homeowner Walls Discoloration from watering too close to block wall causing damage to shared border and exterior walls (**Calcium build up, chalky white crust stains)**

Upcoming Board Community Projects

- Exterior Community Walls Re-Painting and Refurbishing
- Solar Lighting Vandalism Issues Pickle ball Court / Basketball Court
- Movie Night at the Main Park

Q & A: What Every Resident Should Know

Trash & Recycling

- Recycle (Blue Bin): Tuesday Trash (Black Bin): Thursday
- Place bins out no earlier than the day before pickup. Bulk Trash Pickup ZONE 4th Monday of each month:

  SEP 28 - OCT 26 - NOV 23 - DEC 28
- Set out by 5 a.m. Monday
- Do not place items out earlier than Saturday evening

Homeowners must maintain corners by pulling weeds **and** removing trash from gravel, grass, and mailboxes.

Feral Cats Do not feed. TNR assistance: 602-506-7387

Resident Corner

CC&R 4.1.16: Party walls: each homeowner maintains their side of the party wall.

(a) Each Owner shall have the right to use the Party Wall, provided that such use does not interfere with the other Owner's use and enjoyment thereof.

•(b) If a Party Wall is damaged or destroyed through the act or failure to act of an Owner or any of his tenants, agents, guests or members of his family (whether or not such act is negligent or otherwise culpable), it shall be the obligation of such Owner to promptly rebuild and repair the Party Wall without cost to the Owner of the adjoining property.

•(c) In the event any Party Wall is destroyed or damaged (including deterioration from ordinary wear and tear and lapse of time), other than by the act or failure to act of an adjoining Owner, his tenants, agents, guests or family, it shall be the obligation of all Owners whose properties adjoin such Party Wall to rebuild and repair such Wall at their joint expense, such expense to be allocated among the Owners in accordance with the frontage of their respective properties on the damaged or destroyed Party Wall.

•(d) In the event of a dispute between Owners with respect to the construction, repair or rebuilding of a Party Wall, or with respect to sharing the cost, such adjoining Owners shall submit the dispute to the Board, the decision of which shall be binding. Notwithstanding any such decision, an Owner may seek indemnity from any party causing the damage.

•(e) Notwithstanding the foregoing and unless otherwise indicated in an applicable Declaration of Annexation or other recorded document, in the case of Party Walls (1) between Common Areas and Lots, or (2) constructed by the Declarant or the Association on Common Areas, the Association shall be responsible for all maintenance thereof, subject to the provisions of Paragraphs 10.2 and 10.3; except that each Owner of a Lot shall remain responsible for painting and maintaining the surface of the portion of the Party Wall facing his Lot and/or the portion of the Party Wall which is not a portion of the Common Area, and except that an adjoining Owner shall reimburse the Association for one-half (½) of the costs incurred by the Association for any structural repair of the Party Wall located on that Owner's property. To view Community Document: https://sanctuaryavondale.frontsteps.com/dashboard

CHANGES TO YOUR BANK HOA ASSESSMENTS THE BOARD VOTED TO NOT INCREASE OUR MONTHLY ACCESSEMENTS. THEY REMAIN AFTER SEVERAL YEARS AS $64.00 a month.

If you, the homeowner and currently enrolled in Vision Community Management, A Real Manage Company's in-house ACH program, also known as ACH Auto Draft. The information below pertains to you:

As part of our ongoing commitment to providing secure and efficient payment solutions, we are pleased to announce an upgrade to the ACH Auto Draft process in partnership with Western Alliance Bank, effective July 2026. This enhancement ensures your bank account information securely stored within an FDIC-insured financial institution and provides you with greater control over your payments.

Action Required:

You will need to contact Western Alliance Bank (noreply@pay.westernalliancebank.com) at the primary email address previously given to VISION, ASAP. Take the appropriate action to "Authorize and Agree to Terms and Conditions." Please sign up to WesternAlliaincebank.com to authorize your new payment setup.

City of Avondale Events

September 25: Mercado's & Melodies: Hispanic Heritage Celebration

October 3: Barks & Treats

October 22-25: Billy Moore Days Parade & Carnival & Event

October 30: Avondale Championship Open

October 29: Creep in' Candy Crawl

Monthly HOA Meetings

Held via Zoom on the First Wednesday of each month.

Community Events

October/November: MOVIE AT THE PARK

Vision Community Management

16625 S Desert Foothills Pkwy, Phoenix, AZ 85048 Phone: 480-759-4945

Website: WEAREVISION.COM Resident Portal: sanctuaryavondale.frontsteps.com/users/sign_ineps.com/users/sign_in

Community Updates & Meetings

ARTICLE X: BOARD OF DIRECTORS

SECTION: The affairs of the corporation shall be conducted by a board of Directors. The initial Board and each Board thereafter, for so long as there is a Class B Member, shall consist of three (3) Members or other persons. Commencing with the first annual meeting of the members shall elect, a Board of not less than three (3) directors; all of whom must be members. The term of each director shall be subject to increase as provided by the Bylaws.

SECTION I. ANNUAL MEETING The first annual meeting of the Members (Homeowners) shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00 o'clock P.M. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the last day following which is not a legal holiday.

SECTION 4. QUORUM. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote there shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Every June Each Year: The Sanctuary at Avondale Homeowners Association Annual Meeting in June is the time when you, the homeowner, can re-elect or elect individuals who submitted an application to Vision Community Management for a position as a Board Member.

THE ASSOCIATION DID NOT MEET THE REQUIRED ONLINE VOTES. NO MEETING WAS CALLED TO ORDER . A Regular Board Meeting was on June 11th. No new individuals elected or voted onto the existing Board.

To View Community Documents;

https://sanctuaryavondale.frontsteps.com/dashboard