

RANCHO SANTA FE

LETTER FROM THE PRESIDENT

JULY 2019

Rancho Santa Fe is nearing the 25 year mark. It is an aging community, and it is imperative that we zero in on its appearance to ensure that our property values are protected.

A well maintained, clean and neat community commands higher sales prices than one that looks unkempt. This applies to both homeowner properties and the common areas.

In the following weeks, you will be receiving a number of email blasts, informing you of important items that will be focused on and the date enforcement will start. Below is a list for a quick audit you can perform, as these are the most noticed violations:

- Is the house painted in accordance with the Architectural Guidelines, or is it in need of painting? Is it painted the way it showed on the submitted architectural application?
- Are the screens faded or torn?
- Is the gate in need of freshening up? Are the slats broken or discolored, and/or is the metal frame rusted and in need of painting?
- Is the security door in compliance? (needs to be one of the colors on the house)
- Were any exterior changes made without approval?

The architectural guidelines have been carefully developed to reflect a balance between individual rights and property values in the Association. While many of you may feel that these guidelines are restrictive and may limit your individuality, they keep the community looking cohesive, while still leaving room to express yourself within the established framework.

Ignoring the guidelines, and building an addition, adding a shade structure to the house, or simply painting your house without getting architectural approval is not only doing yourself, but also the entire community a disservice. This is especially relevant if the project requires a building permit from the City of Avondale. Building without a permit or architectural approval, will lower property values. A property becomes less attractive to potential buyers if they cannot be certain that the work done was actually approved, respectively received a building permit. So while you may feel you have "gotten away" without following the rules, you are instead lowering your property value, along with everyone else's.

Unapproved building or alterations, will also most certainly hold up the sale of the property, because if not caught earlier during routine community inspections, it will definitely be noticed during the disclosure and could slow down the sale of your home.

So please, avoid the headaches, do yourself and your entire community a favor and submit before you start building, or making any visible exterior changes.

Thank you,

Petra Adams, Board President



16625 S Desert Foothills Pkwy

Phoenix, AZ 85048

Ph: 480.759.4945

Fax: 480.759.8683

RanchoSantaFe@WeAreVision.com

Don't be in the Dark

The Association communicates with owners in various ways, so it is important that we have your correct contact information. Be sure to provide an updated mailing address, email and phone number to Vision Community Management via email at RanchoSantaFe@WeAreVision.com or (480) 759-4945 so you aren't left out of important notices and updates!

Please contact
Vision Community
Management with
any questions