President's Corner
by Lynn Snyder

On behalf of the Yavapai Hills Board of Directors, I wish you a Happy New Year!

The Community continues to experience new growth, with approximately 20 new homes approved for construction each year. We also average a little under 100 resales annually. Considering we have 1271 lot owners, which includes approximately 150 vacant lots, our Community Members continue to call Yavapai Hills home.

A few projects budgeted and planned for 2020 include seal coating and restriping of the clubhouse parking lot and concrete repairs. Also, painting the interior of the clubhouse and the replacement of the clubhouse carpet.

The YH HOA Common Property & Community Clubhouse Drainage & Maintenance Analysis is complete. The results of the analysis will be presented by Civiltec Engineering, Inc., in February 2020, for Members that experienced erosion and drainage issues during past monsoons.

Looking to get involved? Feel free to sit in and see if you want to join a Community Committee. The Social and Facilities Committees are looking for new Members. We also wish Nancy Dwyer and Glenn Sinn a fond farewell and appreciate their years of service as Board members and look forward to working with new Board members. Don’t forget to vote and turn in your ballots received in the mail for three Board of Directors. Your vote counts!

(Cont’d on Pg. 6)

Reminder – Yavapai Hills Annual Assessments

2020 Assessments in the amount of $370 are due January 1st, 2020.

Late fees will apply if the assessments are received after Sunday, February 2, 2020. Payments may be made online at www.hoamco.com (allow 5 days for processing and posting to your account) or at the Clubhouse.

Architecture Topics
2020 Design Guideline Revisions
by Our HOA’s Architectural Review Committee

This is one of a series of articles discussing various topics regarding the Architectural Review Committee (ARC) of our Yavapai Hills HOA (YH HOA).

This article discusses revisions to the ARC Design Guidelines adopted by the YH HOA Board of Directors during their December 2019 meeting. These revisions were made effective as of January 1, 2020. As a reminder, these Guidelines originated during the 1970s, and have evolved over the years based upon changes in laws and regulations and situations and conditions not anticipated at their inception.

The January 2020 revisions fall into several categories:

- **Fees & Exhibits**
  - 7.2 Added fee for the replacement of Construction Rules if lost, damaged, or missing from a new construction job site
  - 13.0 Changed New Residence construction review fee to match the HOAMCO Architectural Agreement fee

(Cont’d on Pg. 4)
Getting to Know You

Brigid and Ted Bunch

by Gail Trembly

The Communications Committee hopes you’re enjoying learning a bit more about your neighbors. We’re amazed at the backgrounds, interests and accomplishments of our fellow neighbors who’ve chosen Prescott and Yavapai Hills as their home.

In this issue, we’re meeting Brigid and Ted Bunch, who moved here in 1999 from Mountain View, California. Ted retired and was looking for the perfect small town with a slower pace. Although they’d considered other towns, the biggest draw to Prescott was all the outdoor activities, namely camping, hiking and kayaking.

Brigid is originally from Dearborn, Michigan and Ted hails from Troy, Ohio.

Brigid and Ted met in Mountain View where Brigid worked as a financial analyst at Stanford University. Ted worked as a NASA scientist and was the leading authority on meteorites. In retirement, along with publishing the occasional paper, he still consults and carbon dates meteorites.

Brigid is most comfortable in the water and started competitive swimming when she was seven. At Stanford she joined the school’s Master Swim Team. After moving to Prescott she has managed or coached at just about every pool in the city and was Aquatics Director at the YMCA. She also formed and coached competitive swim teams at Prescott High School for fourteen years.

When she arrived, Prescott had only one competitor on the Prescott Master Swim Team. They now boast 37 members who all compete nationally and internationally. Brigid’s favorite event is the 200-meter backstroke where she not only excels but has ranked 2nd in the world. And she’s done that twice!

Here at Yavapai College she currently teaches competitive swimming, swim fit and Pilates.

Ted and Brigid have 3 children. The twins, Keely and Riley, are in their senior year at Prescott High School and excited to further their studies at NAU and ASU. One is a cheerleader while the other is involved in track and pole vault. Following in mom’s footsteps, it’s no surprise they both lifeguard at pools in the area.

Their oldest daughter Kelli attended Prescott High School and Yavapai College and of course was a lifeguard at YC. After enjoying all Prescott’s outdoor activities, she now lives in Seattle where her main passion is the outdoors, and you can find her hiking and backpacking for days at a time. She supports her flexible lifestyle by waitressing.

Brigid and Ted couldn’t possibly think about living anywhere else. They love Yavapai Hills and rave about their wonderful neighbors who are friendly and look out for each other.
File Of Life Available In the YHHOA Office
By Sharon Kaplan

The "File of Life" is a packet available free of charge from the Yavapai Regional Medical Center. The packet can be invaluable in case you are involved in an emergency and need assistance from emergency medical personnel. It includes two parts. One part is for the refrigerator and the other part is for your wallet. There is room to write in an emergency contact as well as medical information, including the prescription medicines that you are taking. The hospital recommends that you fill it out in pencil so the information can be kept up to date.

The Yavapai Hills Communications Committee has obtained a collection of these "File of Life" packets and these are available in the Clubhouse. If you do not already have one, we encourage you to pick this up, fill it out, and keep it updated. It does not require you to share any personal information with anybody. However, if you have an emergency and need to call 911, the emergency medical personnel will have all the information they need. This is especially true if you live alone. It may help save your life.

Social Activities
by Freddie Scanze

Greetings and HAPPY NEW YEAR! May your new year be sublime.

As we leave 2019 behind, we take with us some great activities that we shared with our friends and neighbors. For 2020, we will be keeping some great events from last year and dropping some others. The only way to get them back is to get more people to assist in the preparations and to attend the events. Volunteering is a great way to meet people and enjoy one’s life.

The Valentine Day’s Dinner will be our first event for 2020, to be held on February 8th. It will be catered by Papa’s Italian Restaurant. Usually the sign up sheet will be available about 4 weeks before the event. Make sure you also get involved in the discussion of events and helping with all the preparations. This is a great time to start something new that will also benefit your community. For a calendar of events, just stop by the Clubhouse and ask for a list of dates.

None of these events can take place without the help of some terrific people who dedicate their time to the success of each event. Let’s thank our last year’s Social Committee members for their time and effort: Pam Rosic, Chair, Sylvia Fuentes, second Chair, Blanche Berkowitz, Robin and Kim Leschly, Ron Brandelli, Sheryl and Dave Price, Jolene and Bill Dunn, Freddie and Bob Scanze, Leah and Fred Remington, Sharlene Mullen, and Darko Rosic. Make this new year count as the year we all did more to make our neighborhood truly enjoyable.

The Social Committee would also like to thank Nancy Dwyer for her help with the Committee’s functions this past year. She will be retiring from the Social Committee as liaison this January. We appreciate all her input and help and she will be sorely missed.

Is Your Dog A Serial Offender?
by Sharon Kaplan

When you walk your dog, does he or she always pick the same yard to do his "business." If so, the homeowner(s) may not be happy. In addition, you should be aware that in Prescott, this may be a violation of the law.

The Daily Courier published an article last year on September 27 that addressed this issue. The violation comes under Section II of the Prescott City Code, Chapter 2-1-51(A) known as “Utilities Division; Prohibited Acts; Sanitary Sewer System” which states:

“It is unlawful for any person to deposit, or permit to be deposited, in any unsanitary manner upon public or private property within the City or in any area under the jurisdiction of the City any human or animal excrement or other objectionable waste.”

To report a violation, the homeowner should call Animal Control at the Prescott Police Department and, preferably, have some visual evidence, in the form of a video or photographs. Most complaints, however according to Daily Courier sources, are resolved with the education of the offending dog owner.
Volunteering Makes A Good HOA Better
By Jan Todsen

As a Board Director, on your HOA Board, I have been observing the fine work of our homeowner volunteers on our community efforts. I want to thank each and every person whose dedication ensures that our HOA remains vital to our homeowners.

Through volunteering on HOA committees, I have been able to expand my neighbor acquaintances, gain a broader knowledge and perspective on my peers and their issues/concerns, learn how to become involved in objectively analyzing the situation, gained knowledge that assists in viable resolutions for the majority.

The time I have committed to volunteering has been well worth it. It has assisted in keeping my mind and focus sharper, improved my health and wellness, and increased my relationships. I have received many benefits by fulfilling a promise I made myself to dedicate two years to any particular volunteer position/effort (For me, it’s baby steps. I can dedicate two years and then decide if I should dedicate any additional time to the same cause). I can do this!

Volunteering is known to help you reduce stress, combat depression, keep you mentally stimulated, and provide a sense of purpose (in addition to helping your neighbors reach common goals). Everyone has time commitments, for travel, family issues, medical issues, other charitable volunteerism, political issues, etc. However, if all 1271 (and growing) households in Yavapai Hills would have one person commit to volunteer for whatever time he/she is able, for the well-being of our HOA, what a vibrant neighborhood we will continue to have! I thank you for your consideration for volunteering, and your trust and support.

ARC Design Guidelines

- Added fee for exceeding construction extension(s) for new construction and modification to an existing residence
- Plan Review Checklist – New Exhibit to ensure requestor submits all required information before submitting for ARC review
- Exhibit E Application for Review of Modification to an Existing Residence – Added Owner acknowledgment for paint selection
- Exhibit F Construction Violations-Lowered construction violation fee from $500 to $250

Design Adjustments by Sections:

- 5.2 Building Massing – Changed wall length from 16ft to 12ft
- 5.4 Exterior Walls and Surfaces – Added the requirement for four-sided architecture
- 5.5 Exterior Walls – Minimum of two exterior colors are now required
- 5.13 Garages and Parking – Updated to match CC&Rs
- 5.18 Architectural Columns – Stipulated specific increase in column size based on the height of the building
- 5.19 Exterior Lighting – Standardized diameter measurement for post type lamp
- 5.20 Holiday Lighting – New section for holiday lighting
- 6.1 Landscape – Updated to define sizes of trees and plants
- 6.6 Portable Basketball Hoops and Other Play Structures – Defined visibility specifications
- 6.8 Revegetation Plans – Defined plan is required prior to construction or by roof dry-in
- 6.12 Drainage and Grading - New section regarding erosion control
- 10.3 ii Submitted plans must contain a civil engineer drainage plan

Copies of the revised Design Guidelines are available from the YHHOA’s website or our clubhouse office.
You Don’t Have to Hold It
(Outdoor Restroom Availability)
By Sharon Kaplan

A quick update for anyone enjoying our Clubhouse grounds during the winter, and especially to our friends playing pickleball or tennis. There are men's and women's restrooms in the Clubhouse which are available when the Clubhouse is open, which is 9 AM to 4 PM.

However, if you need a restroom outside Clubhouse hours, be aware that, since the pool is closed, access through the pool gate to the pool restrooms is unavailable. In addition, the outdoor restrooms are closed and have been winterized.

But you don’t have to hold it. The indoor swimming pool restrooms in the back of the Clubhouse are available during the hours of 7 AM to 8 PM. To access these from the parking lot, continue walking on the sidewalk - pass the pool gate on your left (which is locked and chained) to another gate which is open. Go through this gate and keep walking next to the building and you'll see the door to the indoor restrooms. You will need your pool pass. Waive it by the sensor to the right of the door; the door will unlock and both men’s and women’s restrooms are available.

The HOA Needs Your Help!

We need active volunteers to join our committees to ensure we continue to thrive. Please consider donating your valuable time, expertise, and skills to one of our HOA committees in 2020. Learn more about your neighbors and the HOA operations by becoming involved in a committee of your choice.

You are welcome to observe one of our committee meetings to assist you in ascertaining if it is the right committee for you. There are many to choose from. (Most of the committees have openings with the exception of the Architectural Committee)

Activities and clubs scheduled in the club- house are open to new participants as well.

Join us! Hope to see you there!

YH Club & Group Activities

<table>
<thead>
<tr>
<th>Activity</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adopt-A-Highway</td>
<td>Biannual TBD</td>
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<tr>
<td>Book Club</td>
<td>4th Fri, 1:30 pm</td>
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<tr>
<td>Book Club</td>
<td>2nd Fri, 12:30 pm</td>
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<tr>
<td>Bridge</td>
<td>Every Thursday, 1 pm</td>
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<tr>
<td>Conscious Explorer’s</td>
<td>1st Tues, 6 pm</td>
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<tr>
<td>Cooking Class</td>
<td>3rd Wed, 10 am</td>
</tr>
<tr>
<td>Dine Out Group*</td>
<td>Monthly TBD</td>
</tr>
<tr>
<td>Garden Club</td>
<td>Last Tues, 1 pm</td>
</tr>
<tr>
<td>Ladies Bunco</td>
<td>1st &amp; 3rd Mon, 1 pm</td>
</tr>
<tr>
<td>Couples Bunco</td>
<td>2nd Wed, 5 pm</td>
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<tr>
<td>Couples Bunco</td>
<td>1st Wed, 5:30 pm</td>
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<tr>
<td>Ladies Luncheon*</td>
<td>3rd Thu, 11:30 am</td>
</tr>
<tr>
<td>Mah Jongg</td>
<td>Every Thu, 12 pm</td>
</tr>
<tr>
<td>Men’s Breakfast Group*</td>
<td>3rd Thu, Sally B’s</td>
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<tr>
<td>Mexican Train Dominoes</td>
<td>Every Mon, 1 pm</td>
</tr>
<tr>
<td>Pickleball*</td>
<td>M-W-TH early am/late pm</td>
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<tr>
<td>Pickleball*</td>
<td>Sat late am/ early pm</td>
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<tr>
<td>Pool Laps (seasonal)</td>
<td>Mon-Fri, 7 am</td>
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<tr>
<td>Pool Water Therapy (seasonal)</td>
<td>Mon-Fri, 8 am</td>
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<tr>
<td>Pool Water Aerobics (seasonal)</td>
<td>Mon-Fri, 9 am</td>
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<tr>
<td>RV Rollers</td>
<td>Monthly, TBD</td>
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<tr>
<td>Scrabble</td>
<td>Every Tues, 1 pm</td>
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<tr>
<td>Stitch Sisters</td>
<td>1st and 3rd Thu, 1 pm</td>
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<tr>
<td>Tennis**</td>
<td>T-F-Sat early am</td>
</tr>
<tr>
<td>Tennis**</td>
<td>M-W-Th late am/early pm</td>
</tr>
<tr>
<td>Women’s Poker</td>
<td>Mon, 10:30 am</td>
</tr>
</tbody>
</table>

*Activities take place outside of clubhouse

** Pickleball and tennis exact times vary with the seasons, for specific times and for non-group times, see schedule at the courts.

**Pickleball and tennis accept new players. Tennis M-W-F are drop-in, Tennis T-TH-S are advanced players

YHHA Committee Monthly
Open Meeting Schedule

All meetings are held in the Clubhouse. For more info, call the HOA Office at 928-778-5035.

<table>
<thead>
<tr>
<th>Committee</th>
<th>Date/Time</th>
</tr>
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<tbody>
<tr>
<td>Board of Directors</td>
<td>3rd Thur, 6pm</td>
</tr>
<tr>
<td>Architectural Review</td>
<td>2nd &amp; 4th Thur, 2pm</td>
</tr>
<tr>
<td>Communications</td>
<td>3rd Mon, 10am</td>
</tr>
<tr>
<td>Facilities</td>
<td>1st Tues, 9am</td>
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<tr>
<td>Finance</td>
<td>Mon prior to BOD Mtg, 4pm</td>
</tr>
<tr>
<td>Firewise</td>
<td>2nd Tues, 1pm</td>
</tr>
<tr>
<td>Social Events</td>
<td>1st Thur, 3pm</td>
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<tr>
<td>Trails</td>
<td>As needed</td>
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(Cont’d from Pg. 1)  

**President’s Corner**

As a reminder, the Annual Meeting is on Tuesday, January 14, 2020, at 7:00 pm in the Clubhouse. Board meetings are held on the third Thursday of every month in the Clubhouse at 6:00 pm. Hope to see you there.

**Budget**  
by Chuck Hollister, Treasurer

The Yavapai Hills HOA (YHHOA) Board of Directors (Board) has a fiduciary duty to the membership to set a budget at a level that is adequate to cover the Community’s operating expenses and the reserve transfers, as recommended by the 2020 reserve study, which was reviewed and approved by the Board.

There is a risk of litigation if the HOA budget and reserve funds are not adequate to maintain the existing common property and facilities. The ultimate goal is to enhance the values of all properties located in Yavapai Hills. The budget determines the assessment amount. The Board has the support of HOAMCO, our management company, and a new Certified Public Accountant to ensure the accuracy of accounting records.

In Arizona, YHHOA fees cannot be raised more than 20% per year, without the vote of a majority of the members based on the Arizona revised statute. For the last six years, the average increase in HOA fees has been 5.2%. The Yavapai Hills Community is one of the best maintained at the least cost in Yavapai County.

The YHHOA Budget Workshop is held annually to review the Finance Committee’s proposed budget. Owners and Committee Chairs are encouraged to attend. The Finance Committee meets every third Monday at 4 o’clock. Please come and join us.

**Did You Know?**

The Sonoran Desert is the most biologically diverse desert in North America.

Bisbee is the Nation’s Southernmost mile-high city.

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**Be A Good Neighbor...**

We hope everyone had the opportunity to view the holiday lights in Yavapai Hills this Holiday Season. They seem to get more beautiful each year!

As a friendly reminder, all holiday lights should be removed by the end of January. We appreciate your cooperation.

**New HOA Website Coming Soon**

The HOA website, www.yavapaihillshoa.com, is being revised for a more streamlined look and easier navigation. Our management company, HOAMCO, has come up with templates and is allowing us to customize the site. The Communications Committee is working on a recommendation to the HOA Board regarding the specific changes. We hope to complete that recommendation this quarter, to be approved at a future HOA Board meeting. STAY TUNED!

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**Happy New Year**

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**Do you have difficulty trimming your toenails?**

In-home foot care for high risk people, diabetics, or others who cannot care for their feet themselves. Clipping, cleaning and filing for better foot health and comfort.

**Call Pat Howell, RN,**  
**Certified Foot-Care Nurse**  
**440-897-7276**
Hunter-Gatherer
by Bill Perry

Madeleine Albright, the first female U.S. Secretary of State, was once interviewed about an international conference, possibly the G-8 or G-20, that she had recently attended. She was asked by the interviewer what she usually did at those high-level meetings when the other world leaders attending, mostly men, took a break from discussions to go out and play golf. She replied that she gathered up a group of women, secretaries and aides and such, and they all went shopping. My reaction was, “Perfect,” we humans haven’t changed much from our primitive days on the African savannah! Here are some of the most powerful, sophisticated people in the world and, for fun, the men still go out and hit things with clubs while the women all go out on a collecting expedition. We still have the residual instincts of our hunter-gatherer ancestors.

Reading the daily news of murder and mayhem confirms that men haven’t changed much, although their violence is now directed at other humans rather than antelope and buffalo. More interesting, and far more beneficial are the women, who now indulge their gathering instincts to go shopping and return with essentials—food and clothing. I’ve always imagined that Neanderthal women took shelter in caves all winter and when spring finally arrived, they would gleefully run out into the wild and look, not only for something new and fresh to eat, but possibly some shining stones that had been uncovered by the melting snow—early jewelry. I know women who still spend their days roaming this area’s many stores and shops looking not only for essential provisions, but for that “special” find.

Several years ago, when my wife and I were scouting places to live in the southwest, we drove west into Prescott on Route 69 and as we approached Lee Boulevard, we saw a large billboard that said “Trader Joe’s, Coming Soon to Prescott.” I knew immediately that we would end up living nearby because my wife was hooked on Trader Joe’s and for much of her previous twenty years, she had to drive 75 miles to the nearest one to gather their tasty food items.

And today it isn’t just TJ’s: within a short distance of our neighborhood are also a Walmart, whose house brands are always reliable and has good produce at fair prices; a COSTCO, whose quantity bargains inspire total loyalty among its members; and most recently, a Sprouts, just across the border in Prescott Valley, where the quality of the fruit and vegetables is superlative and often at loss-leader prices.

Many anthropologists view the transition from hunter-gatherers to farmers as the major event in human evolution. But our behavior today demonstrates that many of those old hunting-and-gathering instincts are still there and may yet be as strong as the nurturing ones that produce farms and gardens. In any case, the lucky residents of Yavapai Hills live in a location that most people on the planet would envy for the superlative choices of food and other necessities that are just minutes from our doorstep—and we needn’t worry about saber-toothed tigers.

Did You Know?

In the event of a major winter storm, the City of Prescott posts a notice of a suspension in trash collection on both its website, www.prescott-az.gov, and on its Facebook page. If you have questions, you may also contact the Solid Waste Division of the City at 928-777-1116.

Did You Know?

- The two largest man-made lakes in the U.S. are Lake Mead and Lake Powell, both located in Arizona.
- The longest remaining intact section of Route 66 can be found in Arizona and runs from Seligman to Topock, a total of 157 unbroken miles.
- The 13 stripes on the Arizona flag represent the 13 original colonies of the United States.
- The negotiations for Geronimo’s final surrender took place in Skeleton Canyon, near present day Douglas, Arizona, in 1886.
YAVAPAI HILLS

SHARING OUR GIFTS OF LOVE and COMPASSION FOR OUR FURRY FRIENDS AT THE YAVAPAI HUMANE SOCIETY

Recommendations by YHS:

- Kuranda Beds/Memory Foam Beds (no stuffing)
- Cat Towers
- Towels (used/new), paper and cloth
- Blankets (no stuffing)
- Wire Dog Crates, Cat Carriers
- Dog Leashes/Collars (all sizes)
- Pill Pockets
- Unopened Baby Food Meats (no onion powder)
- Microwave Heating Pads
- USA made Toys - nothing with stuffing
- Any Kong and Nylabone product

*Monetary contributions from the public are used for vet care of animals, medicines, rescue, administration costs - your gifts provide warmth, stimulation, and love!*

Questions? Contact Judy Seelye at judygatesseelye@gmail.com
The Roundup is the official bimonthly publication of the Yavapai Hills Home Owners Association.

HOA Office:
4975 Hornet Dr., Prescott, AZ 86301
O: 928-778-5035 / F: 928-778-1625
Email: yavapaihills@hoamco.com
Business Hours: M-F 8 am to 4 pm
Pool Hours – Every day 7am – 8pm

Advertise in the Roundup

<table>
<thead>
<tr>
<th>Frequency</th>
<th>Once</th>
<th>Annual (6 Issues)</th>
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<tbody>
<tr>
<td>1/8 page (business card)</td>
<td>$20</td>
<td>$90</td>
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<tr>
<td>1/4 page (3.75 w x 5 h)</td>
<td>$30</td>
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<td>1/2 page (7.5 w x 5 h)</td>
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<tr>
<td>Full page (7.5w x 10h)</td>
<td>$85</td>
<td>$420</td>
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</tbody>
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Full page insert (8.5x11) $50 per issue, advertisers to provide finished printed pieces.

Deadline for ad submission is the 10th of February, April, June, August, October, and December. Preferred format for advertisements is a jpg file; may be emailed to HOA Office, Attention Sandra O’Clock.

The YHHA does not endorse or recommend any vendors or advertisements.

We extend our many thanks to those whose efforts and contributions make this publication possible from the participating committees and individual community members, our supportive advertisers and most especially, to you our readers.

Yavapai Hills
Home Owners Association
4975 Hornet Drive, Prescott, AZ 86301