



TARTESSO
Community Association

P.O. Box 25466 Tempe, AZ 85285 Phone (480) 820-3451 Fax (480) 820-7441

December 30, 2019

UNIT 1 EXTERIOR PAINT NOTICE AND COMMUNITY REMINDERS

Dear Tartesso Members,

As you know, home construction is booming in the Community and work on the new Fire Station has begun on Tartesso Parkway near the Sports Park. If you have lived in the community for a few years, you may be aware that the Association has recently completed several projects: installation of turf and granite in some of the remote areas of the community where landscape had not been completed; the re-piping of approximately 70 of the drainage culverts that drain into the retention basins that hold water (this work will continue until all culverts are completed); and the completion of plant replacement in Unit 1. It is now time for the common area walls in Unit 1 to be painted, from Sun Valley Parkway to Bruner Road.

The Association has contracted with Allstar Pro Painting LLC to complete the project. This project will begin on Monday, January 6, 2020. There will be several crews working and you will see pressure washing and repair of the walls before they are painted. It is the Association maintained two-toned colored walls that are adjacent to Association landscaped common areas that are being painted. If your lot is adjacent to or backs up to a main road or a greenbelt area, you are asked to please move items that are stored on or near your walls. Also, any tree or plant growth encroaching on these two-toned walls should also be trimmed back so they are out of the way for the painters. Vehicles should be parked in the garage or driveway and not on the street adjacent to walls scheduled for painting. If you have wrought iron at the top of your wall, you will receive a door hanger with the date for that painting so that pets can be left indoors on that date. The exterior wall painting project will take about 2 months to complete unless there are weather issues like wind or rain. The Community Park restrooms may be closed for a period of time while the walls are being painted.

Additional granite refresh and planting projects will also be completed in 2020. We anticipate that the Unit 2A common area walls will be painted early in 2021. This is the area from Brunner Road to the Sports Park.

In conjunction with this first phase of community wall painting, all original owners are being asked to look at the exterior of their homes for painting. Many of you have already painted. For those who have already submitted and have painted in the last 3 years, your files are already noted that this work is complete.

Everyone else will need to complete the architectural submittal form located on the community website at www.tartessocommunityassociation.org with your paint color choices. Approved color schemes from Sherwin Williams and Dunn Edwards will be available soon on the website.

You may submit for your home to be repainted in the original colors, choose alternate desert toned colors, or choose any of the new home paint schemes with DR Horton. If you choose to submit a request with colors other than those approved from Dunn Edwards or Sherwin Williams, color samples will be required for the Design Review Committee to review. Please remember that a submittal form is required in all cases so that the Committee can track homes as they are painted.

This project is important to the community and will help to increase curb appeal and property values for everyone. Please contact Peri at 480-508-4000/peri@kinneymanagement.com or Jaime at 480-508-4005/jaime@kinneymanagement.com if you have questions.

Please use the same submittal form for any change or improvement to your home or front yard and any item visible over the fence line in the backyard like a ramada/gazebo, patio cover or kids play equipment.

After the first of the year as we come back into planting season, please look at your home for compliance in the number of trees and plants you are required to have in your front yard. Requirements for your lot size are in the Design Guidelines on the website along with an approved plant/tree list.

Maintenance of front yard landscape, trash containers not properly stored, and on-street parking are still the violations most frequently written up for notice to members. Please remember that your yard should be free of weeds and be trimmed and mowed on a regular basis. Trash containers should not be visible unless out on a collection day and all resident vehicles are to be parked in the garage or driveway of the lot.

You should have received a statement for making your first 2020 assessment payment. State law now requires that monthly homeowner association assessment account statements are to replace the coupon book you used to receive. You may opt for an electronic version if you prefer. You do not need to make any adjustments to how you make payment, the only difference is the new monthly statement instead of the coupon book if you mail in check.

Wishing you all a Healthy and Happy New Year.

Peri Swenson
Jaime Allen
For the Board of Directors and Design Review Committee
Tartesso Community Association