

# SUNDANCE RANCH

March 2024

## CONTACT INFORMATION

Planned Development Services (PDS)  
17235 N 75th Ave., Suite H-100  
Glendale, AZ 85308

**Live Phones and Office Hours:**  
Monday thru Thursday  
8:30am - 5:30pm  
Friday  
8:30am - 3:00pm  
(closed daily from 12:30pm-1:30pm for lunch)

**Kaitlyn McMurray**  
Community Manager  
Phone (602) 557-0322  
Fax (602) 557-0323  
Email: [kmcmurray@pdsaz.com](mailto:kmcmurray@pdsaz.com)

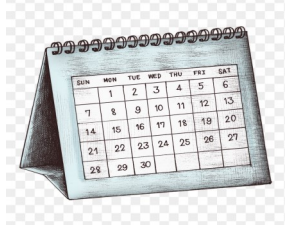
**Ann Sartin**  
Assistant Manager  
Phone (623) 298-5984  
Fax (623) 298-5985  
Email: [asartin@pdsaz.com](mailto:asartin@pdsaz.com)

**Lucinda Deschaine**  
Association Accountant  
Phone (623) 298-6007  
Fax (623) 298-6009  
Email: [ldeschaine@pdsaz.com](mailto:ldeschaine@pdsaz.com)

## After Hours Emergency:

**(623) 877-1396**

**Community Website:**  
[www.sundanceranchhoa.com](http://www.sundanceranchhoa.com)  
(A color copy of this newsletter is posted on the website)



# Architectural Changes

The HOA has several guidelines that must be adhered to for any architectural and exterior changes. It is important that homeowners submit for approval **PRIOR** to the changes being made to their property. The



Architectural Committee is tasked with ensuring that each submittal follows the guidelines for the community. Examples that require approval are: installation of sheds/gazebos/pergolas, exterior painting, driveway extensions, gate/fencing modifications, artificial turf and much more. Unapproved changes that do not meet the community guidelines can be quite costly to fix. When in doubt, please contact management to confirm if the change you are wanting to make requires approval. The community also has an approved paint palette and approve plant and tree list. The Design Guidelines can be found on the community website.

## Bulk Trash Pickup and Trashcan Placement Rules

The regular trash and recycle pickup day for the community is on Wednesdays. Trash and recycle cans can be placed out for pickup no earlier than 3pm the day before collection and must be put away by 8am the day after collection. If you are leaving your cans out for repair or replacement by the city, please notify management so your account can be noted.

The 2024 Bulk Trash pickup dates have been scheduled— April 1, July 1, and September 30. The earliest bulk trash can be placed out for collection is 9 days before the scheduled pickup date. Please make sure to clean up the area after the trash has been removed. Violations will be issued for bulk trash placed out at the incorrect time and for not cleaning up any debris left behind. Visit [www.phoenix.gov/publicworks/bulktrash](http://www.phoenix.gov/publicworks/bulktrash) for more detailed information and for a complete list of Dos and Don'ts.

# REBATES



The City of Phoenix is offering up to \$75 for the purchase and installation of a new EPA WaterSense-labeled toilet of 1.28 Gallons Per Flush or less and up to \$75 for the purchase and installation of an EPA WaterSense-labeled smart irrigation controller. You can apply for the incentives through myPHX311 and **please ensure you review the eligibility requirements before you purchase and install the product.**

SRP is also offering rebates— up to \$1,125 back on a new energy-efficient AC and up to \$100 for Smart thermostat users. Visit [www.srpnet.com](http://www.srpnet.com) for more information.

## Holiday Decorating Contest Winners

1st Place— 8141 W Gibson Ln

2nd Place— 8141 W Hilton Ave

3rd Place— 7943 W Whyman Ave

Honorable Mentions:

7944 W Hilton Ave

7938 W Hilton Ave

8143 W Hess Ave

8121 W Magnolia St

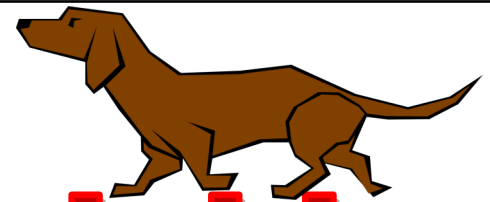
8156 W Hammond St

8146 W Whyman Ave

Thank you to everyone who helped the community look so fun and festive this year!

## Candidate Form

Included in this mailing (to homeowners only) is the candidate form for the upcoming Annual meeting in May. If you have an interest in serving your community by joining the Board of Directors please complete the form and return to PDS management. A Board member recently retired so the community will only have two incumbents re-running.



# Be a Good Neighbor

Being a good neighbor involves showing consideration, kindness, and respect for those who live nearby. Good neighbors are friendly, helpful, and considerate of others' needs and privacy. Please make every effort to be a good neighbor. The Board is receiving more complaints than ever regarding barking or/and unleashed dogs, loud music, unkept yards and more. Tips for being a good neighbor include (but are not limited to): 1. Maintain your curb appeal 2. Be a mindful pet owner 3. Know your property lines 4. Follow the community rules 5. Keep the noise down 6. Handle conflict peacefully. Thank you for making the community a great place to live!

**Board Meetings: the 2024 meeting schedule is set. The meetings will be held at 6:00 PM on Zoom on March 27, May 22, July 24, September 25, and November 27 (the November meeting date is subject to change due to the holiday). The meetings are open to all homeowners (a closed Executive meeting will follow the open General meeting). The Zoom link and meeting agenda will be posted on the community website prior to each meeting.**