

# OASIS @ ANOZIRA HOMEOWNERS ASSOCIATION

## November 2013 Newsletter

### Mark Your Calendars for the Upcoming Board of Directors Meeting Schedule:

All Board of Directors Meetings Are Held  
In The Large Conference Room at the Offices of  
Kinney Management Services  
6303 S. Rural Rd. Tempe, AZ 85283  
All Meetings begin at 6:00PM on the third Thursday of the  
month.

### 2014 Meeting schedule:

January 16 2014 - Board Meeting  
February 20 2014 - Board Meeting  
March 20 2014 - Board Meeting  
April 17 2014 - Board Meeting  
May 15 2014 - Board Meeting  
June 19 2014 - Board Meeting  
July 17 2014 - Board Meeting  
August 21 2014 - Board Meeting  
September 18 2014 - Annual Meeting  
October 16 2014 - Board Meeting  
November 20 2014 - Board Meeting  
December 18 2014 - Board Meeting

### Oasis at Anozira Homeowners Association Current Board of Directors:

Jake Ulrich - President  
Sue Fogel - Vice President  
Alan Heikkala - Treasurer  
Dan Crawford - Member at Large  
Dianne Petteruti - Secretary

### Property Management Information

If you notice anything in the community common  
areas that needs attention, please contact the  
community manager.

Mail all correspondence to:  
Oasis @ Anozira HOA  
C/o Kinney Management Services  
PO Box 25466  
Tempe, AZ 85285

### Community Manager:

**Debbie Triboli**

[debbie@kinneymanagement.com](mailto:debbie@kinneymanagement.com)

**Phone: (480) 820-3451 x201**

**Fax: (480) 820-7441**

### [WWW.OASISATANOZIRA.ORG](http://WWW.OASISATANOZIRA.ORG)

Check out our community website to find  
information on community events, board meetings,  
HOA forms and contacts, HOA documents and  
general community information.



### Overnight Street Parking

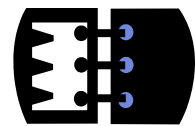
Please remember that overnight street parking  
is not permitted in the community **at any time**.  
Please see CC&R section 17.8.

If you need an email copy of the CC&R's  
please email [docs@kinneymanagement.com](mailto:docs@kinneymanagement.com)  
We appreciate your assistance and compliance  
in making this community the very best!



### Bulk Trash

The bulk trash pick-up schedule is available on  
the City of Tempe website. The website will  
provide you with a list of approved items for  
pick up and proper placement. Pickups are to  
be placed out no more than 10 days in  
advance.



### Home Addresses

Take a moment to take a look at the address  
marker on your home. Some of the numbers  
are very faint. If you can't read your address  
from across the street.....Can the police or fire  
department read it? Please take a moment to  
darken the numbers of your address marker on  
your home so that it is readable. Thank you!



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## Swimming Pool Drainage

Thinking of draining your pool? Be sure to check with both the HOA for information and the City for permits.

Maintenance backwash water **CAN ONLY** be discharged to the owner's property!

1. It is highly recommended that all discharge water be kept on your property and used for landscape irrigation. This may require discharging intermittently for several days if you have limited landscape area to prevent runoff onto the right-of-way or onto a neighbor's property.
  2. Discharge of drainage from pools to the residential cleanout is allowed if the flow is constantly monitored and no chlorine has been added to the pool for at least three (3) days before discharge, and the owner is liable for any sewer backup or damage to their private system as a result of discharging pool water to the sewer cleanout on their property.
  3. Pool drainage water may be discharged to the right-of-way or street (not including alleys) when correctly de-chlorinated and pollutant free, discharged using a pump sized no more than 1.5 horsepower and drainage is monitored to ensure it does not create flooding or damage, create a traffic hazard or otherwise constitute a nuisance under §21-3(b)(18) of the City of Tempe Code. **Maintenance backwash water can only be discharged to the owner's property.**
- If water is to be drained from a commercial swimming pool or a residential swimming pool of more than 35,000 gallons, the water must either be discharged upon the owner's property or to the sanitary sewer system only if a permit is issued for the discharge by the Public Works Department under §27-10(B)(18) of the City of Tempe Code. Contact Environmental Compliance Inspectors at (480) 350-2678.



SB 1254 also adds A.R.S. § 33-1816 to the Planned Community Act. This law applies only to planned communities.

This new law provides that an association cannot prohibit the installation or use of a solar energy device.

An association may adopt reasonable rules regarding the placement of a solar energy device so long as

those rules do not (1) prevent the installation of the device; (2) impair the functioning of the device; (3) restrict its use; or (4) adversely affect the cost or efficiency of the device.

Homeowners ***MUST STILL SUBMIT*** an architectural request form for solar panels and receive approval prior to installation.

## Attention Homeowners!

Please take a moment to log onto the Oasis HOA website at

[www.oasياتanozira.org](http://www.oasياتanozira.org)

website. There you can sign up for community emails and find the neighbors helping neighbors information.

