

Quail Landing Townhomes Newsletter August 2025

QLT Board of Directors Meetings

Tuesday: September 9, 2025

Meetings will be held at 6:30 p.m. on the 2nd Tuesday of every month until further notice. Homeowners are invited to address their comments to the Board during the first part of the meeting. They are also invited to stay to hear the Board's deliberations on community issues. Meetings are limited to about 1 hour. Meeting information can be found posted near the pool starting the Monday before the meeting. Meetings are held at Pima Canyon Church, in the Annex, to the east of the main entrance.

HOMEOWNERS' ANNUAL MEETING

MONDAY, OCTOBER 6, 2025

Meeting details and ballots arriving soon

TWO Bulk Trash Collections

As a result of the new scheduling process for Bulk Trash pick-up, Quail Landing has **TWO** dates remaining in 2025. To make the most of this service, **the dates will be November 29 – December 6 (for post-Thanksgiving and pre-Christmas cleaning) and December 27 – January 3, 2026 (for post-Christmas and New Year's Day cleaning).**

As in the past, the container will be located at the south end of 48th Place. PLEASE! Schedule disposing of large items so that they can go in the bulk trash collection. The container will remain on the QLT property until for one week. If you are disposing of furniture, appliances, mattresses, doors, any non-toxic items, please take this opportunity to have the City of Phoenix haul them away **for free**.

On a related subject - QLT **cannot afford** to waste money picking up unnecessary trash piles! **Each collection trip costs HOA money which we ALL pay.** Sorry, but the thoughtless acts of some are degrading the property for everyone! Please report violators to Heywood Mgt.

Do You Have a Tradesperson Referral?

Neighbors are often asked for recommendations for plumbers, electricians, renovation specialists, etc. If you have had a positive experience with a local tradesperson in any field relevant to homeowners, please send information to Chris Weiss at Heywood Community Management for inclusion in a future QLT Newsletter, cw@heywoodmanagement.com.

Neither Heywood Mgt. nor QLT can endorse any trades person, but word-of-mouth can be a great source of information when choosing a business to hire.

SNAKES ALIVE!

A resident reported seeing a baby rattlesnake on the property this summer.

In the event of a sighting, here are the proper steps you can take:

If the critter is outside, in the open, there are for-fee 'pest control' companies to call. It might be wise to investigate a company in advance of needing their service and keep the phone number handy.

In the City of Phoenix, the Fire Department will provide removal service if the snake is inside the home.

Guest Parking

QLT homeowners are assigned two Reserved parking spaces; one covered, one uncovered. The Visitor parking spaces, scattered around the QLT property, are for legitimate short-term visitors, including trades people while they are working on property. IF A HOUSEHOLD HAS MORE THAN TWO PERMANENT VEHICLES, THE EXTRA VEHICLE(S) MUST PARK ON 48th Place, not in a Visitor space. Refer to QLT CC&R's for more specifics. Chronic violations will result in having the car towed, and the fines/fees that come with that.

The Quail Landing HOA Newsletter

The newsletter is NO LONGER mailed to residents, but it can be hand-delivered upon request. For direct delivery, please provide your request and property address to Chris Weiss, cw@heywoodmanagement.com, at Heywood Community Management.

Enough with the POOP!

In **every** newsletter, the topic of dog poop gets attention BECAUSE IT NEVER ENDS!! Please, if you own a pet, care for them well, love them unconditionally, and, for goodness' sake, CLEAN UP AFTER THEM!! Yes, that means from gravel areas AND grass.

The HOA installed bag-stations on the property for your convenience. The fine for NOT attending to your pet's waste is \$50 per incident. We all want to live in a healthy, well-maintained community. Please help!

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Pigeons

To ensure the health and aesthetics of our community grounds and residents, PLEASE do not intentionally feed the wildlife that visit the QLT property. This includes feral cats and pigeons. Both animals are a source of unwanted pests and may carry disease. Pigeon droppings are messy, highly acidic, and can be toxic.

PLEASE, feeding pigeons encourages them to congregate on our new roofs...and will shorten the life of the roof tiles. The Maricopa Health Department discourages providing water or food for pigeons. Take responsibility. Be a good neighbor. Do not feed the pigeons.

Painting Touch-up

A number of homeowners have requested touch-up painting for areas revealed or damaged by the roof project. The various requests are being tabulated by paint color required, and amount of surface to be covered. As soon as all the remaining corrective projects are completed, the painting will commence.

Prohibition to Operate a Business on QLT Property

The Quail Landing Townhomes CC&Rs prohibit QLT homes or common areas from being used for commercial purposes. QLT is zoned for residential, not business use. Copies of the CC&Rs are available on the QLT website, <http://www.quaillandinghoa.com/>.

Post Box Replacement

During the installation of the new roofs, a post box was damaged and had to be removed. The Post Office has been SLOW to replace the box and resume mail delivery to the affected buildings.

At publication time, we are awaiting a new update from the main Post Office. In the interim, here are two possible suggestions for eliminating a trip to the Buckeye Road Post Office to collect mail:

- 1) Submit a Temporary Change of Address form to the Ahwatukee Post Office; have your mail delivered to a friend or relative who lives nearby.
- 2) Rent a personal PO box at the Ahwatukee Post Office. They cannot collect or hold mail for residents without a PO box.

The Ahwatukee PO is for in-take only. They do not process or distribute mail any more.

Puzzled?

If you have read this far, you may have noticed a theme: MIND YOUR P's and Q's



Quail Landing Townhomes is a lovely neighborhood, home to a great community of people.

But, as with any neighborhood, there will be issues that need everyone's attention. Here are the current topics facing Quail Landing Townhomes:

Public Service Bulk Trash collection

Personal recommendations for tradespeople

Pests, unwanted critters on the property

Parking availability and restrictions

Print copies of QLT Newsletter available on request

Poop clean-up is an owner's responsibility

Pigeons should not be fed on the QLT property

Paint touch-up will be addressed soon

Prohibition to operate a business on QLT property

Postal box /mail delivery

Oh, and **Participation!** Mark your calendar to attend the **Annual Homeowners' Meeting, October 6, 2025!**

Celebrate All The Ways We Work Together

