



*Breckenridge Manor*

[www.breckenridgemanorhoa.com](http://www.breckenridgemanorhoa.com)

Find information on upcoming events, covenants, architectural control information, make a payment, meeting dates/times and posting of current newsletters.

FALL 2020

Circulation 176

## Holiday Luminary Walk, Donation Drive and Holiday Decoration Contest

**December 19<sup>th</sup> 7-8pm.**

Come out and enjoy a stroll through the neighborhood as we light up the walkways to celebrate the holidays! Luminaries and bags will be passed out to all homes prior to the event. If you are unable to participate, please pass your bags to your neighbors so we can light up the streets. Stop by the fire-pit at the Pinon Cul-de-sac (next to the tot lot playground) to drop off donations and vote for your favorite decorated house. Prizes will be awarded for 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> place winners!

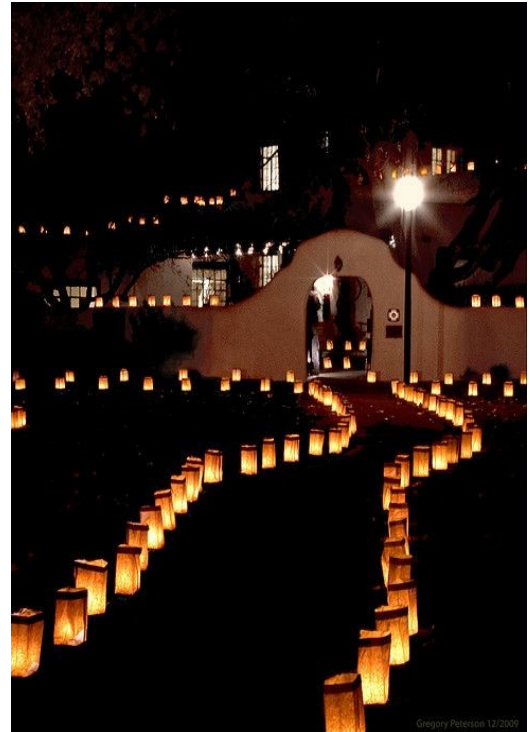
During our luminary night celebration, we will be collecting donations for Open Arms Care Center located in downtown Gilbert. Open Arms is a non-profit that provides eligible individuals and families with food and clothing assistance. Although their donation needs frequently change, Open Arms is currently requesting the following items:

- |                                     |            |
|-------------------------------------|------------|
| Apple sauce                         | Jam/Jelly  |
| Dry, bagged beans                   | Body Wash  |
| \$15 Gift Card to ANY grocery store | Toothpaste |

Open Arms is always in need of the following non-perishable food items:

- |  |                           |
|--|---------------------------|
| Cooking oil  | Sugar                     |
| Canned meat (tuna, spam, etc.)                                     | Soup (canned or packaged) |
| Jelly  | Peanut Butter             |
| Canned milk  | Canned fruit & vegetables |
| Cereal   | Rice (boxed or bagged)    |
| Beans (canned, boxed or bagged)                                    |                           |
| Tomato products (canned tomatoes, jars of spaghetti sauce, etc.)   |                           |
| Pasta (spaghetti, macaroni, etc.)                                  |                           |
| Hygiene items (toilet paper, soap, shampoo, dental supplies, etc.) |                           |

If you are interested in donating, please visit <https://www.openarmscc.com/> to check their current donation needs. Thank you in advance for your consideration and generosity!



**HEYWOOD**  
COMMUNITY MANAGEMENT

### **Our Management Team**

Heywood Community Management  
42 South Hamilton Place, Suite 101,  
Gilbert, AZ 85233  
480-820-1519

Dave Heywood, Property Manager  
[dave@heywoodmanagement.com](mailto:dave@heywoodmanagement.com)  
Leah Shreeve, Senior Customer Care Specialist  
[leah@heywoodmanagement.com](mailto:leah@heywoodmanagement.com)

## Board Members ~

Cindi Hosmer ~ President

Mike Little ~ VP

Mike Guintard ~ Secretary

John Holaday ~ Treasurer

Karen Earl ~ Member at Large

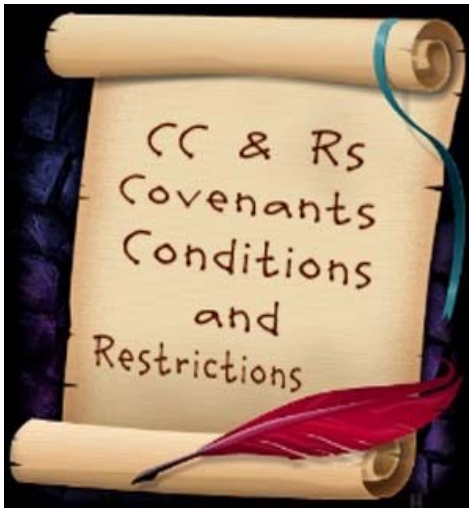
## Committees

Arch: Karen Earl (Chair), Cindi Hosmer, Tyson Jamison

Social: Katie Ginder (Chair), Cindi Hosmer, Michelle Riddle

**Until further notice, all board meetings will be virtual.**

**Notifications will be emailed with a link for homeowners who wish to participate. You can update your email information at <https://heywoodmanagement.com/owner-information/>**



**CC&R'S Vote Reminder** ~ Thank you for everyone's feedback and positive response so far on the new updated CC&R approval. For those new to the community, a great deal of effort was made by a Owner Committee to go through and clarify, update and remove old outdated language from our community CC&R's. The Board has been in the process of approving those, by a vote of each of the owners. Recent changes to laws will change things a little where the CC&R's will need to be approved at a meeting of the owners. With COVID and the current issues with that, the board will postpone that vote until the Annual Owner meeting, the first part of next year. Ballots and information will be sent out prior to that meeting. In the mean time, if you are new and wish to review the new document, you may do so on the Breckenridge Manor Community Website. Follow this link to bring you there <http://www.breckenridgemanorhoa.com>. In the upper right corner, select the menu symbol and then choose Documents. Click on View Documents,

then click on the New Amended CCRs folder. You will find the updated CC&Rs for approval and a CCR overview highlighting the changes. The majority of the document remains the same, mostly cleaning and clearing up the old document and also helping it comply to new state laws, since the document was originally done back in 1982, 38 years ago. Feel free to let us know of any questions you may have. More info will follow as the updated vote gets closer.

**PLEASE DON'T FEED STRAY CATS!** Yes, it's fun to do! Many people feel good doing it. They think they are helping the cats. They get a warm fuzzy feeling inside. BUT FEEDING STRAY CATS HURTS THEM. There are horrific cases of diseased and malnourished packs of stray cats as a result of people leaving out food for them. This is because feeding causes a bunch of cats to get together, and dependent on human feeding, and they breed like crazy, and then you've got a lot of cats in a small area. They fight, they spread disease between each other, and the population grows too large to feed, and heaven help them when the overwhelmed human stops feeding them, they all starve even worse.

Stray cats are defined as cats that are lost or have become separated from a home or owner. When people refer to stray cats, they usually mean feral cats. Feral cats are simply non-domesticated cats living in the wild. They were born in the wild, and have never had a home. Their behavior is completely different from domesticated cats. They are truly wild animals! There are 60 million cats living in American households, and an estimate 100 million feral cats! So, again, please do not feed stray cats. It will only cause them to multiply and not to mention, they cause havoc to our playgrounds.

KEEP INFORMED ABOUT OUR COMMUNITY BY VISITING OUR COMMUNITY WEBSITE AT:

[www.breckenridgemanorhoa.com](http://www.breckenridgemanorhoa.com)

Want to know what's going on before it's old news? You can sign up for text or email notifications at our website. Click on "subscribe," fill out a short form, and you will be signed up!

You can also access our community's operative documents, newsletters, etc. by clicking on the "view documents" button.

*Welcome Home*

We have many new neighbors that have chosen Breckenridge Manor as their new home. On behalf of the Breckenridge Manor Board of Directors, we would like to officially welcome you to the Breckenridge Manor neighborhood.

## Important Things to Remember!

- ◆ **IRRIGATION** ~ Water lawns properly. For the winter months please set your irrigation clocks as follows: No watering on Tuesdays and Wednesdays (so mowing can take place). Continue to water for 5 minutes, 1 x per day, 5 days a week. Please check your irrigation system for leaks to help prevent runoff and help keep the mosquito population down. Owners need to check their own watering systems and sprinkler times. A great deal of water is running down the streets and into the greenbelts creating standing water where mosquitos can breed.
- ◆ **TREES** ~ Some trees are struggling with dead branches and need to be trimmed. Homeowners are responsible for the trimming and maintenance of trees on your property.
- ◆ **PETS** ~ Please pick up after your pets. Pets must be leashed when in the community.
- ◆ **PARKING** ~ Please do not park on the streets. Street parking is for vendors, short-term visitors and deliveries. Resident parking is not allowed on the community streets. Residents need to use their driveways and garages.
- ◆ **EXTERIOR CHANGES** ~ Be sure to submit for approval prior to starting any project.
- ◆ **VIOLATION LETTERS** ~ To avoid a violation letter and possible fines, be sure to keep your yards maintained. Please make the effort to keep curb appeal up, which in turn keeps the value of our community up.
- ◆ **TRASH/RECYCLE** ~ cans are allowed out no sooner than dusk the day before pick-up and must be put away before dusk the day of pick-up.
- ◆ **POOLS** ~ When draining your pool, please use the Sanitary Sewer Clean-Out located in the front of your yard or property.
- ◆ **EMAIL** ~ When emailing our management company, for faster service, please remember to include our community name in your correspondence.
- ◆ **SLOW DOWN** ~ We have had numerous complaints about cars speeding in our Community. Please be courteous and obey the speed limits in our neighborhood. We have a lot of children in the area and want to make sure we are driving a safe speed so no one gets hurt.
- ◆ **BULK TRASH** ~ You can view the 2021 schedule at: <https://www.gilbertaz.gov/how-do-i/view/trash-recycling-pickup-schedules>

## Please Take a Moment...

The Board encourages homeowners to take a moment to assess the exterior of your homes for on-going maintenance and upkeep. As the homes themselves mature, new exterior maintenance issues can arise: faded house paint, chipping paint around the foundation, warped gate slats, splintering wood trim around the roofline, warped and faded sunscreens, etc. should all be reviewed for their condition. Please remember the CC&R's require maintenance of the property to ensure continued curb appeal within our Community.



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# Register for eBills

## Simplify your life and go paperless.

- View current statement
- 24/7 access from any device
- Manage delivery preferences
- Review past statements anytime
- Update your profile

Visit [heywoodmanagement.reviewmyinvoice.com](http://heywoodmanagement.reviewmyinvoice.com)  
to register\* in a few steps:

1. Click on the 'Register' button
2. Complete the registration form  
(you will need your account number from your statement)
3. Click the 'Create your account' button
4. Receive an email to activate your account

\*Registrations after the 18<sup>th</sup> of the month may take effect the following month.

**Keeping Our Community Looking Its Best** ~ Many of you have painted your homes over the past couple of years and in doing so this has added to the beautification and value of our community! Many homes are still in need of painting. If yours is one of those homes, you may have recently received a letter requesting that you have your home painted within the next six (6) months. Remember, for painting or any other exterior changes, an Architectural Request Form is required to be submitted to the Management Company for processing and approval. You can obtain an Architectural Request Form and view **APPROVED COLORS** by **visiting our community's website!** We always try to expedite architectural requests, however, the Board does have 45 days to render a decision.