

As weather warms in the White Mountains, many folks are returning to their homes in the pines. Please take a moment to refresh your knowledge of our PMHA community documents (CC&R's and the Plan Approval and Grading form). Compiled below, is a list of the most frequently violated rules and the most common complaints between neighbors.

Common CC&R Violations

- **Outdoor fire and fire pit safety (CC&R Provision 2, a-d)**
 - Not every day is a “burn day”. Call the Heber-Overgaard Fire District Burn Line at **(928)535-6709** **FIRST**, before you light, to see if outdoor fires are allowed on any given day.
 - The fire pit **MUST HAVE** a screened cover similar to a spark arrester used for wood burning fireplaces (make sure your fireplace spark arrester is in place and in good working condition each time you clean your chimney). See CC&R's for other fire pit safety requirements.
 - **NO fireworks of any kind**
 - Make sure any visitor to your home also knows these rules as homeowners will be **subject to fines!**
 - Properly maintained propane fueled firepits **are permitted** anytime, with strict adherence to the manufacturer's directions.
- **All external construction, grading or painting MUST be authorized through the Architectural Committee prior to commencement.**
 - Send us an email at info@AZPineMeadowsHOA.com to let us know about your project or for any questions you may have. A plan approval and grading form may be printed from our website at AZPineMeadowsHOA.com under “documents”.
 - No heavy equipment use on Saturdays or Sundays (Plan Approval and Grading form)
- **Make sure your home's exterior lighting does not create a nuisance to your neighbors (CC&R Provision 18)**
 - External lights should be shaded (light is directed downward). Please consider using lower watt lightbulbs or “dark sky” approved lighting.
- **No Short-term Rentals or Airbnb, VBRO, etc. (CC&R Provision 1, a-f)**
 - Violations will **result in fines** to the homeowner.

Common Neighbor Complaints

- **Please be respectful of your neighbor's property.** Please do not trespass, drive, park, litter or casually “hang out” on your neighbor's property without their permission. They may have that perfect clump of trees to picnic under, but it's **theirs** not **yours**.
- **Be mindful of nuisance behaviors** extending from your own property. Avoid repetitive, excessive noise (over 80 dBA), loud or late night/early morning partying, continual dog barking, noxious fumes, etc. Navajo County does have laws relating to noise pollution, including dog barking, and leashing dogs.
- **Please do not spray weed killer or insecticides on a windy day** causing possible “drift” to your neighbor's yard. You could severely damage or kill their desired plants as well as your own weeds.
- **Avoid placing poison traps, including mothballs to repel or kill “pests”.** These chemicals are also harmful to humans and will kill predators that eat “vermin” such as owls, hawks, coyotes, lizards, domestic animals, etc.
- **Keep your garbage in animal proof containers or stowed in your garage.** Wild animals are extremely persistent and clever when they smell a tasty meal.
- **Finally, Pick up your dog's poop!** If you walk your dog **anywhere** in our community, and they poop, it will be on or in front of someone else's home or lot. Be respectful and dispose of it.