

SUNBURST FARMS EAST, INC.

13634 NORTH 52ND STREET, SCOTTSDALE, AZ 85254. 602.996.5796

December 23, 2020

Hello and welcome to our new homeowners.

Our Annual community meeting has been postponed due to the restrictions relating to Covid-19 and we will send out communication as to when it will be rescheduled. We have included the following documents which are part of our year-end.

- 2021 Operating Budget and 2020 Profit & Loss.

First Quarter Statements for 2021 are included in this mailer if you are not paperless and if you have elected to be paperless information has been emailed to you. There is **NO Dues increase for 2021**. Monthly dues are due on the 1st of every month and **late if not received on the 15th of the month and late and finance fees will be applied**. Lots will not receive irrigation service during the current cycle if the Lot is delinquent and will not receive irrigation service until the account is clear. If you have questions relating to your account, please email Judy at accounting@sbfehome.com.

We have one open position on the Board of Directors and another that is expiring. Enclosed in this mailer, please find the 2021 Board of Directors Candidate form. If you are interest in volunteering on the BOD, please complete and submit your candidacy. The Board will hold a vote on January 25, 2021 at our regular meeting since we will not be holding an Annual meeting.

Irrigation - Our irrigation service is provided by H2O Works. Greg Luebkin (owner) Please note the following phone number should you need to contact H2OWorks regarding your lot irrigation (not billing). Greg Leubkin can be reached at, Cell #602-736-9132. Robbie is under Greg's employ and you will see their vehicle throughout the community providing service. Greg has installed SBFE signage on his vehicles this past year to further identify Robbie and himself as our irrigation provider.

Status of Litigation - The Supreme Court declined SBFE motion and the Board of Directors and legal counsel are working out the details with the litigants and their legal counsel. We will send out information in the New Year when the details are complete.

Website - The website is www.sbfehome.com. You can find Contact information, Board Minutes and Financial critique to stay updated on what is happening in the community if you are not able to attend a Board Meeting.

Community Communication - SBFE is trying to move forward in going paperless and to have all homeowners receive information via email. We still have many homeowner's receiving their monthly payment statements and other communication via US Mail. Please consider changing to paperless (receive information via your email) and contact SBFE at admin@sbfehome.com to change your status.

Blue Stake - Please remember to contact AZ Blue Stake (602) 263-1100 if you are going to be doing any excavation or tree planting on your property so we can verify the irrigation lines, please contact H2OWorks and admin@sbfehome.com to review your lot and mark irrigation lines and valves and risers.

Bulk Trash - Placement begins December 19th for homes North of Sweetwater and pick-up starts December 26th. South of Sweetwater, Bulk trash placement is December 28th and pick up begins January 4th.

Bridle Paths - Please take the opportunity of Bulk Trash to check and clean the area behind your property fence or in your side easements. There are many areas in our community that have tall grass/weeds and other debris, in addition to low hanging branches or shrubs encroaching into the bridle

paths making it difficult for your neighbors to use. Please be a good neighbor and maintain your lot area. Please be mindful in using the bridle paths following rain. Driving and using other vehicular equipment causes severe rutting when paths are wet.

The Bridle paths are **not** intended to be used for lot owners to drive ATV's and Dirt Bikes down them unless you are accessing your back lot.

New Bridle Path signage will be installed at the entrance to each Bridle Path in December & January. The signage has been cleaned up and very visible to those that access the Bridle paths. We will remove all other signage on the Bridle paths when we install the new ones.

Lot owners that have received 4 letters concerning the clean-up of their areas on the Bridle path have until January 15, 2021 to clear their areas and if not in compliance by this date a contractor will be hired to perform the work and the lot owner will be billed for the service. **Every lot owner is responsible to maintain their area behind their lot free and clear of debris, low hanging branches, tall grass, and weeds.** Branches and oleanders need to be trimmed straight up to 14 feet to allow clear and safe passage of lot owners vehicles and emergency response vehicles.

Please be mindful of the **weight restrictions on the Bridle Paths** for vehicles. We have many homes under construction, and it is the owner's responsibility to ensure that the contractors, concrete providers and other adhere to the weight limits so as not to cause damage to the Bridle paths. Please email admin@sbfefhome.com or call the office at 602-996-5796 if you have questions about the weight restrictions and how to access your lot from the back without causing damage.

Coyote's in the community – Should you have concerns, please contact the Dept. of Game and Fish 602-942-3000.

Pump & Well – We performed our annual preventative maintenance on the pump during the last quarter and all is well. Our water depth in the well with the pump running on 12/9/2020 was at 528.2 feet compared to last year at 396.8 feet without the pump running. The water reads higher with the pump running and our representative with AZ Water Dept. stated the water level is the same as last year if not a little higher when static.

SBFE Zoning – Reminder that lots in Sunburst Farms East are zoned Single-Family. Renting or leasing a Casita, guest home, shop or any sub structure that is **not** directly connected to the main home is prohibited by the City of Phoenix.

Lot owners participating in [AirBNB](#) and Vacation rentals in Sunburst Farms East need to ensure they are following the City of Phoenix guidelines and ordinances per the phoenix.gov (web site under the "At your Service" Orange tabs). Required forms need to be filed and fees paid to the City of Phoenix and proper income reporting to the State. Only the main home can participate in these programs as **Lots are zoned single family in SBFE**. It is against the City of Phoenix zoning to use a Casita, Guest house, or any sub structure not directly connected to the main home as an [AirBNB](#) or Vacation rental as SBFE is zoned Single family. RV's are also prohibited. Please ensure you are following all the guidelines and ordinance to avoid hefty fines from the City of Phoenix.

Selling your home – If you are selling your home, please contact admin@sbfefhome.com and accounting@sbfefhome.com to get the necessary information that is required by SBFE to provide to the Title Company.

We wish you Happy Holidays and a Happy New Year!

Sunburst Farms East Board of Directors:
Steve, Jeff, Desiree, Carol, Valerie, Tom, Marco

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