

### Message from the Board

Greetings Festival Celebration  
Homeowner/Resident,

Summer is here, which means more time out in back yards, to bar-be-que swim, meet with friends, etc. Please keep in mind the outdoor lighting 'rules' from the neighborhood guidelines we all need to follow to assure consideration for our neighbors:

"Any outdoor lighting [including motion lights] installed on a lot or dwelling, ..must receive advance approval by the Architectural Committee. Permanent lighting sources shall be directed on homeowners' lot only, not toward streets, common areas or neighboring property." If you have a backyard light, please be sure the light shines at or below your yard fence line.

As the weather changes, we are asking homeowners/residents to focus on Summer/Fall cleaning and outside repairs. This will keep our properties competitive, attractive, and safe.

As you consider changes/adjustments to your property, please adhere to Festival Celebration HOA regulations, and obtain prior approval for any additions or changes to maintain the aesthetics of the community. The rules/regulations are listed in this newsletter, and on our HOA website (<http://festivalhoa.net/>) as well as the request forms for any changes.

Living in a home owners association can be challenging, yet enjoyable. To be successful, the Association needs the active participation and cooperation of all owners/residents.

**Consider running for the HOA Board in November.** The board always welcomes your input and maintains standards and services that epitomizes a successfully managed community. Have a safe and healthy summer!

### Contacting the Board

We always want the membership to take an active role in their community by attending board meetings, volunteering for committees, participating in social events (when we get to have them again) and voting.

We want you to know that you do not have to wait for a board meeting to bring attention to an issue. In fact, by the time the meeting happens, the meeting agenda is already set. Luckily, there are other ways to voice your opinion to the people that can affect change in your community.

Contact Management- Often the Community Manager can resolve your issue within 24 hrs. Please feel free to contact Debbie at [debbie@kinneymanagement.com](mailto:debbie@kinneymanagement.com). You can also call at 480-508-4018.

Email the Board- Yes, you can email the board directly! [board@festivalhoa.net](mailto:board@festivalhoa.net) goes to all board members. Please note that they may communicate responses directly or through management.

### Make Maintenance Simple With This Handy Checklist

Naturally, you may not want to spend a large chunk of your free time doing home maintenance. But you don't want to put it off until it's too late either. Below is a list of common items to consider. Decide which are priorities for you and tackle those first. Then divvy up the responsibilities or hire professionals to make the best use of your time.

#### Home Maintenance Checklist:

- Inspect exterior for loose or rotted siding. Power wash stucco. This will help get rid of dust, dirt, tree sap, bird droppings, etc., that leave your home looking less than its best.
- Repair and repaint any chipped, cracking or faded exterior paint. Besides improving your home's curb appeal, it will also help protect it from the elements.

- Wash windows inside and out. You'll be amazed how much more light will stream in and how much clearer your view will be.

- Check foundation cracks as they can create an entry point for groundwater, and insects. Repair as needed.

- Have air conditioner checked and serviced, to include the drip line and pan in the attic inspected. Regular A/C maintenance can extend the life of your unit and may reduce the need for costly A/C repairs,

- Check windows for leaks. Re caulk seals on doors and windows. This can help increase your home's energy efficiency.

- Clean out gutters and downspouts, if applicable. Summer storms and high winds can deposit debris in your gutters. Even though this is generally considered a job for spring and fall, summer is also recommended.

- Clean out the faucet traps (the small screen on the end of your faucet) to eliminate clogging mineral deposits and other debris. Simply unscrew the end of the faucet with a pair of pliers, remove the trap, flush out the debris and replace.

- Clean the dryer vent and exhaust duct. Without some maintenance, clogged lint and dust in your dryer vents could cause a house fire.

- Inspect outdoor play equipment. Reinforce, tighten and re-stain, reseal or repaint as needed.

- Inspect gates, re-stain, reseal or repaint as needed.

Fall/Spring's mild weather is a good time to take on projects like these:

- Replacing old windows or front doors
- Replacing your roof underlay
- Refinishing flooring
- Refresh yard gravel

## ARCHITECTURAL REVIEW PROCESS

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company with whom the Association has contracted for Association management, to obtain the necessary submittal documentation.

**Simply stated, no improvements, alterations, repairs, additions, or other work, including changes in exterior color, is to occur on any lot or exterior of any home without the prior approval of the Committee.**

The responsibility of the Committee is to ensure the harmonious, high quality image of Festival/Celebration is implemented and maintained.

Any owner requesting approval of the Committee shall follow the application procedures listed below. Submittals will be returned to the homeowner either approved, denied, or for more information within sixty (60) days of receipt of the request. If there is an emergency situation, please contact Kinney Management Services.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all county, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.