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SCOTTSDALE COUNCIL OF HOMEOWNERS ASSOCIATIONS  
**SCOHA NEWSLETTER**

IN OUR 39th YEAR

APRIL 2013

## Rentals - The Good, The Bad and The Ugly

Does your association have issues with short-term rentals? At our April 23 meeting, attorney Eric Boyd with Ekmark & Ekmark will review issues with rentals within HOAs and how HOAs can consider restricting or managing these rentals.

Mr. Boyd graduated with distinction from Stanford University Law School in 2002. He graduated summa cum laude from Arizona State University in 1995 and was a member of Phi Beta Kappa and the Outstanding Graduate of the Arizona State University Honors College. Mr. Boyd assists associations with a variety of general counsel issues, including rental restrictions, analyzing association governance and maintenance issues, reviewing and drafting vendor contracts, and advising and defending associations on fair housing issues. He has spoken and written to association groups regarding a variety of topics, including the impact of local and federal legislative changes on associations.

Please call Nancy Fagan at 480-945-7098 or e-mail her at [nrfagan@cox.net](mailto:nrfagan@cox.net) by noon on Friday, April 19 to make your reservation.

### SCOHA ANNOUNCEMENTS

#### FUTURE MEETING DATES AND TOPICS:

May 21 Legislative Update

#### SCOHA's WEB SITE:

Don't forget to check our web site!

SCOHA's web site address is  
[www.scottsdalehoa.com](http://www.scottsdalehoa.com).

You can enter the member section by typing hoamember for the password.

**SCOHA  
DATA TO  
REMEMBER:**

**Tuesday,  
April  
23rd  
11:45 a.m.**

**Lakeview Room  
McCormick Ranch Golf  
Club  
7505 McCormick Pkwy**

**\$15.00  
Reservations  
Required**

**Call Nancy Fagan at  
480-945-7098 by  
Friday, April 19**

**480-922-9292**

**[jeanne@ekmarklaw.com](mailto:jeanne@ekmarklaw.com) • [www.scottsdalehoa.com](http://www.scottsdalehoa.com)**

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# Landscaping Concerns for HOAs

## Summary of the March 26, 2013 Meeting

SCOHA's guest speaker was Kelly Murray Young with The University of Arizona Cooperative Extension Maricopa County.

Ms. Young outlined seven ways HOAs can save costs and improve property values:

1. Consider landscape plants a long-term investment.
2. Allow shrubs to maintain their natural shape.
3. Do not prune trees unless necessary.
4. Allow leaf litter to remain on soil.
5. Use desert adapted plants.
6. Install and maintain adequate irrigation systems.
7. Hire a professional.

### Consider Landscape Plants a Long-Term Investment

- Trees and shrubs have monetary value, and shade trees can lower cooling bills in the summer
- Poor care practices lower plant value
  - Ruins property curb appeal
  - Shortens plant life expectancy
  - Raises replacement costs
  - Creates hazards and damage potential

### Allow Shrubs to Maintain Natural Shape

- Do not shear
  - Shearing stresses plants
  - It increases plant water requirements

- It decreases the life span of the plant
- Plants become unsightly
- Creates unnecessary trips to the landfill, excess sound and air pollution
- If needed, do renovation pruning every two to three years
- Since shearing wastes time and money, those resources could be better spent on renovation pruning, troubleshooting and maintaining irrigation systems and scouting for pest problems

### Prune Only When Necessary

- Prune when the plant or tree is dead, damaged, decayed or diseased
- Include tree care in your HOA budget
- Palm trees should not be trimmed above 9 and 3 o'clock positions
- No more than 1/3 of the plant should be removed annually
- Trees should never be "topped"

**REMEMBER: A truck and trailer filled with plant trimmings does not mean an HOA is getting its money's worth from the landscape maintenance company.**

### Allow Some Leaf Litter to Remain on the Soil

- It adds organic matter
  - It releases plant nutrients
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- It support healthy soil microbes
  - It helps remedy alkalinity in the soil
  - It reduces the use of blowers which pollute the air with particulates, are noise and cause sound pollution

### **Use Plants Adapted to the Desert**

- **Poorly-adapted plants require more water** and other care and are prone to pest attacks and nutrient deficiencies
- Desert-adapted plants are better able to survive the hot summery and cold winter nights, do not require fertilizer or other soil modifications and often require less water than exotics
- Turf and trees don't mix well in the desert
  - Bermuda grass does not tolerate shade and even pruning the trees won't correct this problem
  - Frequent, shallow sprinkler irrigation causes trees to grow quickly but weakly
  - Lawnmowers and weed whackers damage trees

### **Install and Maintain Adequate Irrigation For All Plants**

- As plants grow, more water is required, so more emitters may be required each year
- Water deeply and infrequently because shallow watering causes salt to build up in the soil and it makes plants less resilient to environmental changes

- Zone and irrigate plants based on their water requirements - trees, shrubs, cacti, annuals, turf should all be on separate irrigation stations or timers
- Periodically troubleshoot irrigation systems

### **Hire a Professional**

- Look for professionals that are:
  - Smartscape Certified
  - Arizona Certified Landscape Professional
  - International Society for Arboriculture Certified Arborist

More information may be obtained by calling the University of Arizona Cooperative Extension Master Gardener Hotline at 602-827-8200, ext. 301.

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## 2013 SCOHA OFFICERS AND DIRECTORS

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### **2013 LEGISLATIVE UPDATES:**

The Legislative Update page is up and running for the 2013 session. So far, we've got 20+ HOA-related bills we're monitoring. To access the Update, go to SCOHA's web site at [www.scottsdalehoa.com](http://www.scottsdalehoa.com) and click on the "Click Here" link in the lower right under Legislation Alert.

### **MEMBER UPDATES:**

During this time of year, many associations hold their annual meetings and the members on the board change. Please be sure to send us your updates so we can ensure that the right people are receiving the newsletters and e-mail notifications.

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