ARC Chair report – October 2026

In September the ARC finalized the Backyard Shade Structure Policy and completed the semi-annual Architecture Compliance Inspection.

The Backyard Shade Structure Policy

The policy is drafted to reflect the requirements of Arizona House Bill 2342, which took effect in September 2026. This legislation limits the authority of planned community associations (HOAs) to prohibit backyard shade structures while allowing for the adoption of "reasonable" rules concerning their installation and use. The policy can be found on the HOA Website and will be printed in next month's CHAT.

Architectural Compliance Inspection Report

In general things look good. There are a couple of cacti that had blown over, a large tree branch that had broken off landing partially in another homeowner's yard, some damaged curbs we were aware of and some beams that showed signs of rot. These are not issues included in the inspection report.

There were 38 first notice violations, 9 were for egregious weeds the other 19 were for various other reasons, predominantly paint color.

There was 1 second notice violation.

In addition, there were 20 homeowners that received an email concerning weeds. We don't consider these notices because notices must be mailed and we don't want to spend money on postage. These were cases where the homeowner had obviously sprayed but needed to do it again. They have 21 days to address the issue.

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