

# Village IV News

Village IV Website  
[www.village4az.com](http://www.village4az.com)

National Property Services  
[www.npsphx.com](http://www.npsphx.com)

December 2022



## *Happy Holidays from the HOA Board*

**LANDSCAPE UPDATES:** In addition to completing Phase One of the landscape rejuvenation, we have planted over 25 new trees!

**MEET OUR HANDYMAN:** You may have seen Lupe around our community, cleaning gutters, installing lights. His contributions are valuable to all of us. If you get a chance say thanks!

**JIM ROHDE:** Was president of the HOA board for several years. He passed away this year. Our condolences to his wife Lyn.

**LIGHT FIXTURES:** We've heard positive comments about our new light fixtures! Please do not attach any decorations.

**BACK PATIO LIGHTS:** No need to update your patio lights. They are being installed in the next few months. You do not have to be home or let anyone inside your condo. Do not be surprised if you see our handyman, Lupe access to your patio by ladder.

### COMMUNITY REMINDERS

**ITEMS TAGGED IN THE COMMON AREAS:** Any item placed in the common area will be tagged with a red tag and given 7 days to remove. A bulletin indicating common areas is at each dumpster.

**DUMPSTER ITEMS:** Lets be a good neighbor... No appliances, hot water tanks, are to be placed in or around the garbage dumpsters.

**FINES FOR CONTRACTORS ON ROOF TILES:** Effective immediately; if a hired contractor walks on the roof tiles you the homeowner will be sent a \$200 fine and the bill to replace broken tiles.

### VILLAGE IV IS A PRIVATE RESIDENTIAL COMMUNITY

Seasonal Events such as Super bowl are upcoming  
A reminder to homeowners

Rentals less than 30 days are not permitted.



## Replacement Windows for Village IV

In order to keep consistency in the aesthetics of our windows **Milgard Windows & Doors** will be only manufacturer permitted for replacement.

Homeowners need to submit an Architectural Application to the board for approval.

Refer to our website for additional information

### National Property Services

Representing both  
Village IV & VRA  
Community Concerns  
Phone: 480-443-5566