

President's Message

By Kevin Hufnagel, Board President

I hope you are enjoying your summer and had a chance to leave the valley for a vacation to cooler climates. The temperatures in July and August hit over 115°. Please remember to always stay hydrated and walk your four-legged family members early in the morning.

Paint

The Board of Directors and I would like to continually thank all of you who have painted your homes. As more houses get painted, the neighborhood blocks are looking better and better each month.

If you need any assistance filling out the Paint Submittal Form or have any questions regarding the process, please reach out to Trestle Management at (480) 422-0888.

Accessory Dwelling Units

Back in May of this year, the Governor signed House Bill 2720 into law regarding Accessory Dwelling Units. While there has been chatter in the news and on social media about this new law, it does not affect Tatum Highlands. While the zoning ordinance was amended, the legislative change was not designed to override existing covenants, conditions, and restrictions (CC&Rs).



Landscape

Phase One of the Irrigation Retrofit Project has been completed by our contracted landscaper Service Direct Landscape (SDL). The Board will be reviewing the project soon.

To preserve our common area landscape and prevent the loss of gravel, please be reminded that Electric Bicycles are prohibited on sidewalks (Phoenix municipal code 36-504).

The Commercial Parcel

We are currently in talks with the management of the medical plaza to restore the landscape in front of the buildings. More to follow in the next issue.

Parking Enforcement on Public Roadways

Last but not least, please read the article in this newsletter on [House Bill 2298](#) that became law! Your Board of Directors will be sending detailed information soon with relevant meetings and the voting process.

Holiday Decorating: New Guidelines



Last year your Architectural Committee revised our holiday lighting and decoration allowances by creating a new “holiday season” running from **October 1 to January 15**. Residents may celebrate their favorite fall holidays, responsibly, from Halloween through New Year's. For details, see page 10 of the Architectural Guidelines located on the portal.

Lighting: As a courtesy to other residents, please note that lighting cannot be pointed directly at neighboring properties. If you install string lights and poles, they must be 10 feet or lower at their highest point. And please don't forget to remove all lights from view fences by the end of the holiday season. You can find more information on lighting on page 8 of the Architectural Guidelines.



House Bill (HB) 2298: Parking Enforcement on Public Roadways

Arizona State Legislative Change

In 2023, Governor Hobbs signed HB-2298 into law. This law will remove HOAs' authority to regulate parking on public roadways **unless** an HOA calls a meeting to vote on the matter prior to June 30, 2025.

This legislative change impacts public roads only. All other parking rules/restrictions will remain intact. The HOA will continue to enforce all other provisions as required by CC&R's sections 4.2.20, 4.2.21, and 4.2.22. All streets/roads within Tatum Highlands are public, and under maintenance responsibility of the City of Phoenix.



In the next few months, the HOA Board will host a town hall meeting to address owners' concerns and answer your questions, before the HOA schedules a community-wide vote as mandated by the law.

What does HB-2298 mean to the homeowners of Tatum Highlands HOA?

This law will remove the HOA's authority to administer parking on public streets in our community, and place it in the hands of the City of Phoenix. However, our HOA may continue to enforce its parking rules if a quorum is present at the meeting of Tatum Highlands homeowners in person or by absentee ballot, and a majority of the votes cast are in favor of the Association continuing to regulate public streets.

Advantages of Parking Enforcement

HOA parking control is beneficial in several ways:

- The safety of our residents when walking, cycling, driving.
- The safety of our children when playing.
- Ease of getting into and out of the community due to open roadways.
- Easy to turn into and out of your driveway.
- Faster/easier access by first-responder services like ambulances, fire trucks, police cars, etc. when the streets are unobstructed by parked cars.

- There is an aesthetic element to open streets, uncluttered by vehicles.
- Enhances curb appeal.
- Maintains community and property values.

Homeowners have the power to retain the HOA's authority over parking regulations in our community, or turn it over to government control.

What should you do?

Please familiarize yourself with the proposed changes and formulate your opinion on this matter. This letter, the HOA's current parking policies, and Board meeting minutes are accessible via the web portal at tatumhighlandsaz.org under Documents. **If you have any questions, please call Trestle Management at 480.422.0888.**

Homeowners are encouraged to attend monthly HOA meetings to discuss this and other matters impacting our community. Owners who rent their homes, please share community updates with your tenants and property management agents.

Your HOA Board will be sending out detailed information soon to all members regarding future, relevant meetings and the subsequent voting process.

Bulk Trash: Now By Appointment Only

by Karen Blue

Beginning September 30, 2024 bulk trash will be collected by appointment only.

- With appointment-based bulk trash, customers will have the freedom to schedule bulk trash based on when they need it. Residents will schedule a bulk trash pickup through an online portal, which will offer available collection dates based on the customer's address.
- Upon selecting a date, customers will receive an email confirmation and may place their bulk items at the edge of their property no more than 7 days ahead of their pickup appointment.
- When you receive your email confirmation from the city, please forward your appointment day and time to the Tatum Highlands Community Manager, Wayne Yurk at wyurk@trestlemaagement.com
- Customers are still allowed up to 4 bulk trash collections each year.
- Important Dates:
 - o Late August 2024 – Residents can begin scheduling bulk trash appointments online.
 - o September 30, 2024 (Monday) – First day of appointment-based bulk trash.
- Solid Waste Customer Contact Center

Main Phone: 602-262-6251

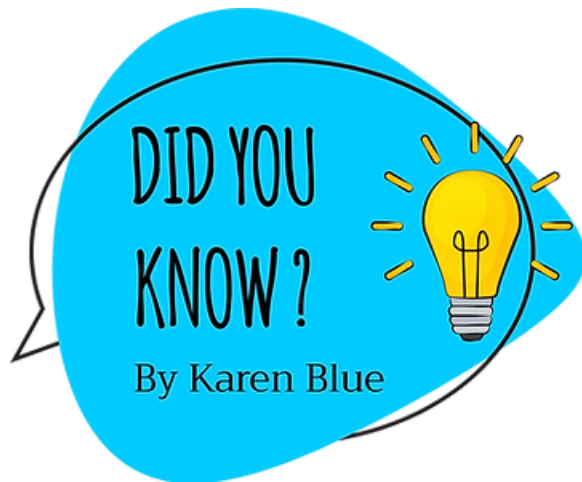
Email: solid.waste@phoenix.gov

Hours: Monday-Friday, 8am – 5pm

- For more information visit: phoenix.gov/bulktrash



Did You Know?



• Trestle Management Group announced on June 11, 2024 their **updated homeowner portal**, which has been updated to provide an enhanced user experience. They have also created a **library of short training videos** on their corporate website to help homeowners get the most out of this online resource. For more information:

trestlemanagement.com/homeowner-training/

• Several local restaurants are offering **cool summer menu deals** as a reward for those of us who are sticking around Phoenix this summer. For more information:

[https://www.azcentral.com/story/entertainment/dining/20](https://www.azcentral.com/story/entertainment/dining/2024/06/18/summer-drink-specials-food-discounts-in-metro-phoenix-bars-restaurant/74015968007/#lxmat594bg69pwe83su)

[24/06/18/summer-drink-specials-food-discounts-in-metro-phoenix-bars-restaurant/74015968007/#lxmat594bg69pwe83su](https://www.azcentral.com/story/entertainment/dining/2024/06/18/summer-drink-specials-food-discounts-in-metro-phoenix-bars-restaurant/74015968007/#lxmat594bg69pwe83su)

• Rover.com's number one safety tip for pet parents this summer is to **update your pet's ID tag and microchip** with accurate identifiable information. The summer is key season for our pets to roam more. And, many folks choose to move homes during the summer months and quite possibly remembering to update our pet's ID tag information might be one of the last things on our minds.



• Walmart stores now offer **sensory time every day from 8-10 am**, where you can shop music-free and announcement-free for those of us who prefer a more serene shopping experience.

• Club Pilates studio in Desert Ridge now offers the opportunity to **rent an entire studio** for one hour at the cost of \$350 per hour, which includes the use of their reformer machines (for up to 12 people) and a pilates instructor. You are welcome to bring your own refreshments. This might be a good idea for a gals get-together, a bridal shower, a work team-building event, etc. To reserve your event, call 480-795-3357.

• The Chandler Center for the Arts is offering **free concerts each Friday during the month of August**. No tickets are required and parking is free. The concerts will also be live-streamed to be enjoyed anywhere on any device. For more information: chandlercenter.org/summer2024



Did You Know?

- There is an app called YUKA that when downloaded onto your phone you can use it to **scan food items and lotions/shampoos, etc.** to see if you've chosen a healthy option. If not, it will suggest healthier options.
- The Cave Creek Museum located at 6140 E Skyline Drive in Cave Creek is scheduled to **reopen on October 1st** and they are seeking volunteers. For more information: Call 480-488-2764 or visit cavecreekmuseum.org



Squatters: How to Protect Yourself

Due to Adverse Protection Laws, a squatter (one who occupies an unoccupied property without the owner's permission) now has rights in all 50 states!

The nation has seen a growing trend which many attribute to a Venezuelan tik-toker with +500K followers who has called upon illegal immigrants to seize American homes, and has even detailed how they can accomplish this.

You may think that if you came home and found someone there that you could call the police and have them removed?

It is not always that simple. The squatter could simply lie to the police about having a lease, and the police will view it as a civil matter and tell you to take it to court, which could be drawn on for years and cost you thousands of dollars.

According to ARS 12-522, "when a party is in possession of real property and claims it only by right of possession, actions to recover possession from them must be commenced within two years after the cause of action accrues and not afterward."

Here are some precautions you can take to deter squatters:

- Put up a "No Trespassing" sign on vacant property and take a photo of it frequently so you have the time and date stamp as proof of your effort.
- Make the house as secure as possible including installing an alarm system, putting bars in sliding glass doors, adding motion lights, and even board up windows if the house will be vacant for awhile.
- Avoid posting a "For Sale" sign outside the house or anything that will draw attention to it being vacant.
- Require multiple forms of identification and verification before renting your home to someone.
- Vote for politicians who protect homeowner rights.

In April, 2024, Senate Bill 1129 was introduced to provide protection to homeowners against squatters.

All a homeowner would need to do to regain control of their property is fill out a sworn affidavit claiming the squatter is not a current or former tenant, show proof they are the homeowner, and the police would be able to remove the squatter.

Democrats argued the bill disrespects the "due process rights of lawful tenants," and the bill was vetoed by Governor Katie Hobbs.

What should you do if your home has been taken over by a squatter?

According to [PropertyCtrl](#), if your home has been taken over by a squatter, the best first course of action is contacting the sheriff's department. While they may not be able to help you (depending on the circumstances), this will start the paper trail needed to continue the legal process of eviction.

You will then want to contact an attorney experienced in eviction laws and squatter rights in Arizona to file a Quiet Title Lawsuit. With any luck, the process can stop there.

Elderly Beware

Elderly homeowners who require caregivers are quickly becoming an easy target for squatters.

Squatters are manipulating these trusting and unsuspecting men and women into providing them free places to live, giving them access to their bank accounts, signing over life insurance policies and even taking over ownership of their homes.

In many of these cases, these squatters have lived in and controlled the home for years, causing stress, health concerns and a feeling of hopelessness for the homeowner.

If interested, there are activists out there who might be able to help. Flash Shelton is one example.

You can follow and contact Flash on his Instagram account [here](#).



flashshelton

Follow



116 posts

2,568 followers

585 following

Flash Shelton

Public Figure, Anti Squatter Activist, Squatter Hunter, Founder/United Handyman Association. Host of Outside The Box with Flash on YouTube and TikTok.

gofund.me/cf8416a3 + 3

In Your Garden



Gardening during the summer months in Phoenix is challenging. Hold off planting anything until mid-September. Most plants struggle to become established in extreme heat.

August

This is the time to begin preparing for the fall planting season.

- Hold off on trimming plants for another month to prevent sunburn.
- Apply mulch to prepare the soil for fall vegetables.
- Feed established citrus.

September

- Adjust your watering schedule in mid-month to accommodate the decrease in temperatures.
- Trim back dead or overgrown branches from your plants.
- Fertilize with a slow-release fertilizer, such as Osmocote, to replenish soil nutrients

October

Now is the best time to begin fall planting. See plant suggestions below for planting in October.

- Readjust watering schedule as needed for lower temperatures.



Fall Plant Suggestions:

Shrubs: Mexican bird of paradise, Texas sage, autumn sage, lantana

Annuals: alyssum, petunia, marigold, pansy, zinnia, snapdragon, geranium

Herbs: parsley, sage, rosemary, thyme, oregano, basil, dill, cilantro, mint, chive, sage, tarragon

Vegetables: Broccoli, carrots, cauliflower, celery, chard, cucumber, eggplant, lettuce, onions, peppers, potato, radish spinach

Succulents: agave, aloe, elephant food, red yucca

All citrus and fruit trees



Texas Sage

Plant of the Month: Elephant Food

By Pam Albo

Also called Elephant Bush (*portulacaria afra*), this shrubby evergreen succulent is native to southern Africa where it is a popular food of elephants. Its leaves resemble those of a jade plant.

Elephant Food is ideal for planting in the Phoenix area because it is drought resistant, easy to grow and propagate, tolerant of extremely hot temperatures, and likes full sun or shade.



Planting in pots is the most popular method but it can also be planted in the ground. It is striking in hanging pots because the stems will hang down. Also popular is planting as a bonsai plant.

Propagating is extremely easy. Just cut off a stem, stick it in a pot and you'll have growth in as little as 4 weeks.(Refrain from propagating in the heat of the summer).

