



# **Utility Easement & Compliance**

**A RESPONSIBILITY FOR ALL OF US**

# A UTILITY EASEMENT?



- EVERY RESIDENTIAL LOT IN VO HAS A DEDICATED AREA IDENTIFIED AS A UTILITY EASEMENT.
- IN VO THAT EASEMENT IS THE REAR FIVE FEET AS MEASURED PERPENDICULAR TO THE REAR PROPERTY BOUNDARY

# THE UTILITY EASEMENT



THE UTILITIES THAT SERVE YOUR LOT AND YOUR NEIGHBORS WILL BE WITHIN THE SPECIFIED TEN FEET (FIVE FEET ON EACH SIDE OF THE BOUNDARY LINE)

THE UTILITIES THAT MAY BE IN THE EASEMENT ARE WATER, SEWER, IRRIGATION, TELEPHONE, CABLE TV AND, OF COURSE, ELECTRICAL



# CLEAR EASEMENT

YOU AS THE LOT OWNER HAVE RESTRICTED USE OF THIS FIVE FEET.

IT IS YOUR RESPONSIBILITY TO PROVIDE UTILITY COMPANIES WITH 24/7 FULL AND NON-OBSTRUCTED ACCESS TO THIS AREA FOR THE OPERATION AND MAINTENANCE OF THEIR EQUIPMENT



# EMERGENCY ACCESS



- THIS AREA IS ALSO PROVIDED FOR EMERGENCY PERSONNEL TO REACT TO NECESSARY RESPONSES THAT THEY MIGHT BE REQUIRED TO PERFORM
- THINK ABOUT THAT....IF THIS AREA IS NOT CLEAR, YOU MIGHT BE RESPONSIBLE FOR YOUR NEIGHBOR NOT GETTING THE RESPONSE THEY NEEDED.
- IT MIGHT ALSO BE YOUR HOUSE THAT IS ON FIRE AND THAT FIREFIGHTERS ARE DELAYED TO GETTING TO IT BECAUSE OF OBSTRUCTIONS

**KEEPING YOUR EASEMENT CLEAR IS YOUR RESPONSIBILITY**

# CAN I HAVE ANYTHING IN THE EASEMENT AREA?

- YES, YOU MAY
  - THE ONLY ITEMS THAT MAY BE IN THE EASEMENT MUST BE PORTABLE AND EASILY MOVED BY ONE PERSON

## Background Information

- MAY, 2010 AGREEMENT WITH SRP
  - APRIL 30, 2040
  - EASEMENT - GUIDELINES
    - STRUCTURES
    - VEGETATION
    - GROUND COVERING

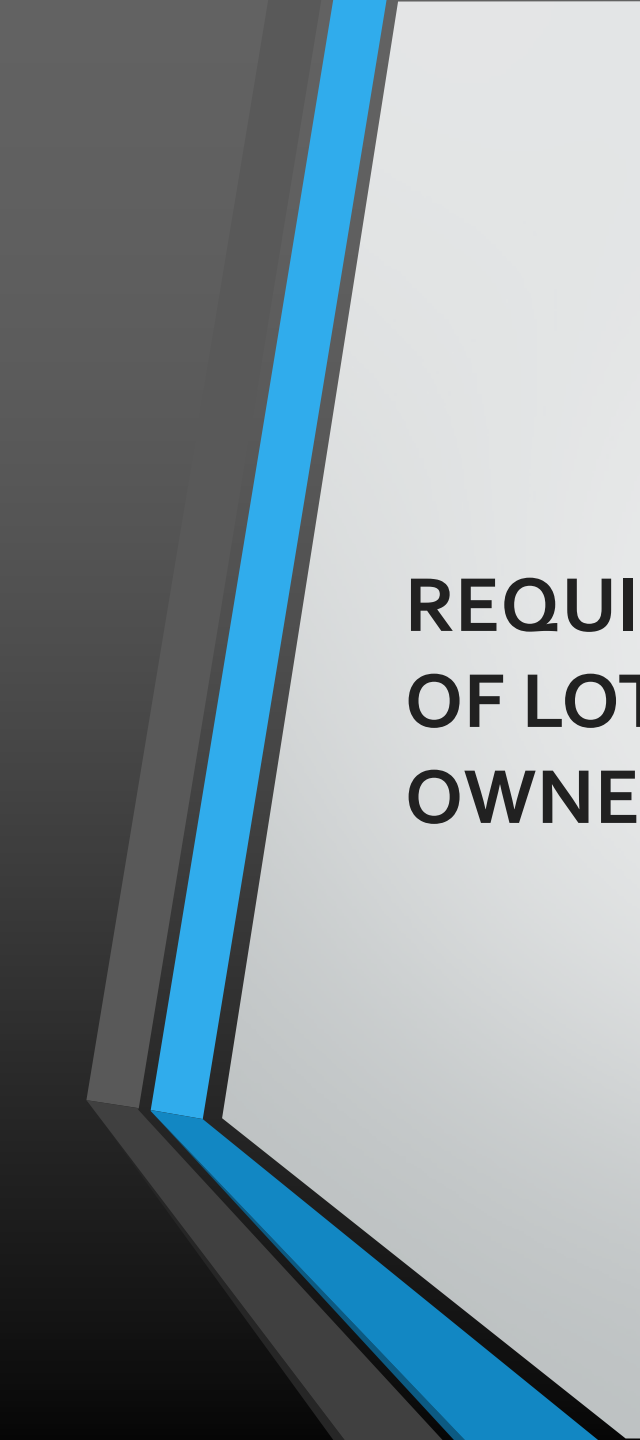
# MAY, 2010 SRP AGREEMENT

SRP AND VO ENTERED INTO AN AGREEMENT IN MAY OF 2010 THAT PLACES ADDITIONAL LIMITATIONS AND RESTRICTIONS ON YOUR RIGHT, AS A LOT OWNER, TO USE THAT PART OF YOUR PROPERTY

PLEASE NOTE, THAT THE AGREEMENT BETWEEN SRP AND VO WAS ENTERED INTO FOLLOWING NEGOTIATIONS ON WHO SHOULD PAY FOR THE UPDATING OF OUR ELECTRICAL SERVICES. BY ENTERING INTO THE AGREEMENT, WE AS LOT OWNERS, SAVED MILLIONS OF DOLLARS IN UPGRADING COSTS. OUR PART WAS TO CLEAR OUR FIVE FOOT EASEMENTS.

WE NEED TO  
DO OUR PART  
AND HONOR  
THAT  
AGREEMENT.





## **REQUIREMENTS OF LOT OWNERS**

**APRIL 30, 2040 RULE –**

**BY APRIL 30, 2040 ALL LIVABLE STRUCTURES WITHIN VO HAVE TO BE IN COMPLIANCE. MEANING, LIVABLE STRUCTURES CANNOT HAVE ANY PART OF THE STRUCTURE IN THE FIVE FOOT EASEMENT AREA.**

**LIVABLE STRUCTURE IS DEFINED AS AN AIR CONDITIONED/HEATED PARK MODEL WITH A KITCHEN, BATHROOM AND BEDROOM AND INCLUDES AN AIR CONDITIONED/HEATED AZ ROOM ATTACHED TO THE COMMON WALL OF THE PARK MODEL**

# NON-COMPLIANT LIVABLE STRUCTURE



# WHEN YOU HAVE TO MOVE A LIVABLE STRUCTURE



- **WHEN ONE OF THREE THINGS HAPPEN**

- 1. THE LIVABLE STRUCTURE HAS TO BE MOVED BECAUSE OF A FAULT IN THE EXISTING UNDERGROUND ELECTRICAL LINES.
- 2. IF A LIVABLE STRUCTURE DOES NOT MEET EASEMENT REQUIREMENTS, COMPLIANCE MUST BE ACHIEVED PRIOR TO ANY CONSTRUCTION WHICH REQUIRES A VO AND CITY OF MESA BLDG. PERMIT
- 3. APRIL 30, 2040

# NON-LIVABLE STRUCTURES

- **CONSIDERED TO BE COVERED PATIOS, ROOF OVERHANGS AND ALL STAND ALONE STORAGE SHEDS**
- **GUIDELINES FOR NON-LIVABLE STRUCTURES**
  - **STAND ALONE STORAGE/NON ATTACHED SHEDS AND TEMPORARY SHEDS – ALL STAND ALONE STORAGE STRUCTURES MUST BE REMOVED FROM THE EASEMENT AREA NO LATER THAN DECEMBER 31, 2011**
  - **LOT OWNERS MAY HAVE AIR CONDITIONING/HEATING UNITS IN THE EASEMENT - HOWEVER, IF IT IMPEDES ACCESS TO ELECTRICAL EQUIPMENT IN ORDER TO MAKE A REPAIR, THE LOT OWNER SHALL BE REQUIRED TO PAY ALL COSTS OF REMOVING AND REPLACING SUCH A UNIT.**
  - **FENCES OR SIMILAR OBSTRUCTIONS MUST BE REMOVED BY 12/31/2010**



# STAND ALONE STORAGE STRUCTURES

DURING THIS PAST SUMMER, EASEMENT REVIEWS WERE CONDUCTED AND THE ONE ITEM THAT IS PREVALENT THROUGHOUT THE PARK IS ADDITIONAL STORAGE STRUCTURES. MOST ARE LOCATED WITHIN THE UTILITY EASEMENT.



# MEDIUM STORAGE STRUCTURE







# STAND ALONE STORAGE STRUCTURE

WHEN IS ENOUGH  
ENOUGH?

STORAGE  
STRUCTURES!



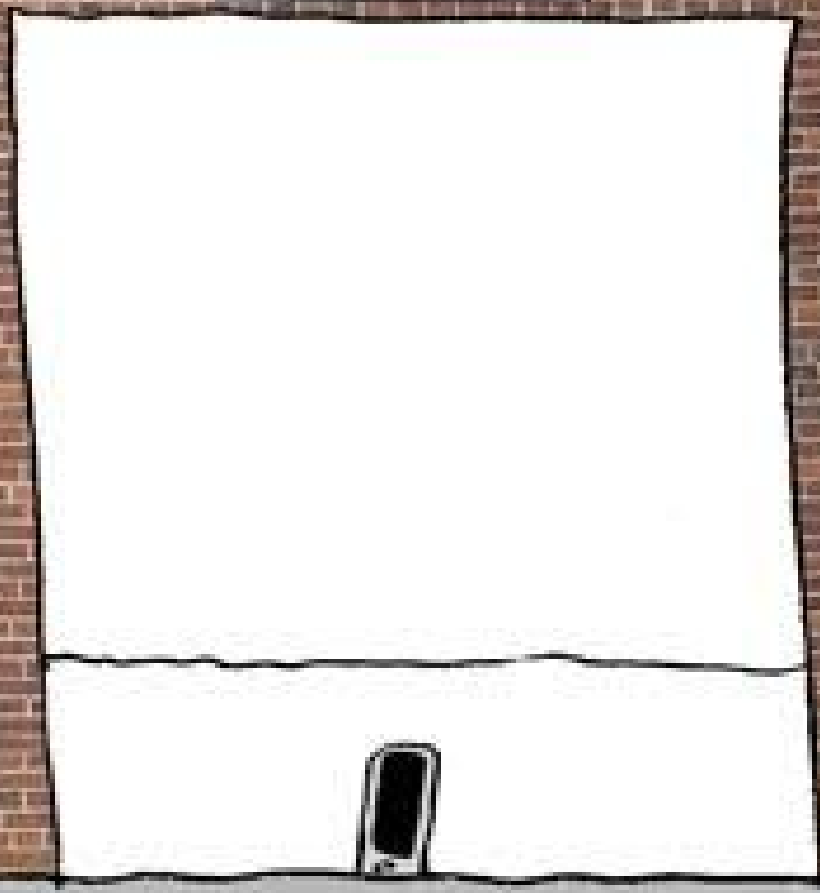
# STAND ALONE SHEDS RULES AND REGULATIONS

- VO RULES AND REGULATIONS PERMIT ONE STORAGE SHED PER LOT TO BE LOCATED ON THE PROPERTY AND NOT WITHIN THE UTILITY EASEMENT. LIMITED TO 120 SQUARE FEET OF STORAGE SPACE.
- PROPERTIES HAVING RAISED AZ ROOMS INCLUDE AN ADDITIONAL 120 SQUARE FEET OF STORAGE/LAUNDRY SPACE, SO THEREFORE ADDITIONAL EXTERIOR STORAGE UNITS ARE NOT PERMITTED

Baby Boomer



Millennial





FENCES ARE NOT PERMITTED.

EXCEPTION: A PORTABLE DOG FENCE, NO HIGHER THAN 36 INCHES, IS PERMITTED.





FENCE,  
VEGETATION  
AND  
STORAGE  
OH MY!

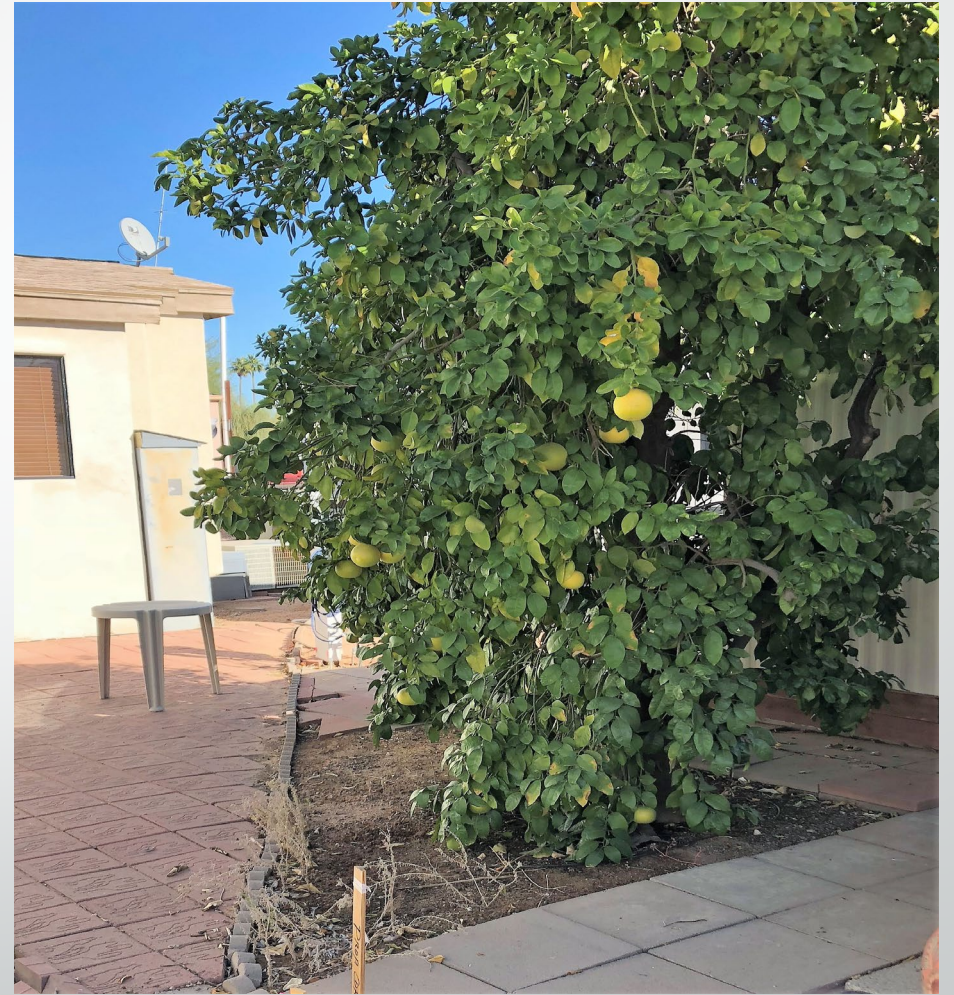




# VEGETATION

- **GUIDELINES – VEGETATION**
  - **VEGETATION WITHIN THE EASEMENT MUST BE REMOVED IF IT IMPEDES ACCESS TO SERVICE REPAIRS.**
  - **VEGETATION OF LESS THAN 12 INCHES IN HEIGHT IS ACCEPTABLE**
  - **VO “ICON PALM TREES” IN EXCESS OF 25 FEET ARE ACCEPTABLE**
  - **ENCROACHING CITRUS TREES MUST BE REMOVED FROM THE EASEMENT AREA BY 12/31/2010**

# CITRUS TREES



# GROUND COVERING

- **GUIDELINES – GROUND COVERING**
  - **REMOVEABLE PAVING MATERIALS – PAVING STONES, PAVING BLOCKS, PAVING BRICKS, CRUSHED GRAVEL, ETC. MAY BE REMOVED AT OWNERS EXPENSE IF THEY IMPEDE UTILITY WORK.**
  - **SOLID CONCRETE/GROUTED MATERIAL – THESE MATERIALS WITHIN THE EASEMENT WILL BE REMOVED AT THE OWNERS EXPENSE IF NECESSARY.**





# GROUND COVERING CEMENT & PAVERS

ON THE LEFT – CONCRETE IS NOT ALLOWED IN THE EASEMENT. IF REPAIRS MADE IT WILL BE AT LOT OWNERS EXPENSE TO HAVE THAT TORN UP AND HAULED AWAY.

ON THE RIGHT – PAVERS ARE ALLOWED. SRP WILL REMOVE THEM FOR REPAIRS. IT IS THE LOT OWNERS EXPENSE TO PUT THEM BACK

# PROBLEM #1 – HOW DO WE GET LOT OWNERS TO CLEAR THE EASEMENT ON THEIR PROPERTY?

- WE WANT TO HONOR OUR COMMITMENT TO SRP THAT WE WOULD WORK WITH THEM IN CLEARING THE UTILITY EASEMENTS.
- WE NEED YOUR INPUT TO HELP SOLVE THIS PROBLEM
- SOLUTIONS:
  - EDUCATION PROGRAM – WHY THE NEED FOR CLEARING OF EASEMENTS
    - COMMUNICATION
  - YOUR CONDO BOARD IS LOOKING FOR SOLUTIONS TO THIS PROBLEM. IF YOU HAVE SUGGESTIONS WE WOULD LOVE TO HEAR THEM.

# PROBLEM #2 – HOW DO WE ENSURE THAT THE EASEMENTS STAY CLEAR?

- **LOOKING FOR SOLUTIONS:**
  - **TRYING TO AVOID CARRYING A BIG STICK – IF POSSIBLE**
  - **MEETING YOUR NEIGHBORS ON THE BACK SIDE OF YOUR LOT**
    - **BLOCK BY BLOCK NEIGHBORS WORKING TOGETHER TO ENSURE EASEMENTS STAY CLEAR?**