

Title	Document	Category	Submitted	From	Status	Assigned To	Priority	Notes
Background Checks	Bylaws	By-laws-Background Checks	3/20/25	Condo Board	Active		1	Add Background checks to bylaws
Summer Item Review	Rules & Regs	Antennas	3/28/25	Carol Perkinson	Active		1	Motion passed to request approval of Condo Board
Summer Item Review	Rules & Regs	Pets	12/26/25	Condo Board	Active		2	<a href="#">Rules &amp; Guidelines for Pets</a>
Summer Item Review	Rules & Regs	Short Term Rentals	2/15/25	Terry Carstens	Active		3	<a href="#">Handling of Short Term Rentals</a>
Summer Item Review	Rules & Regs	Parking	2/15/25	Gov Docs Comm	Active		3	<a href="#">Parking Notes</a>
Summer Item Review	Rules & Regs	Misc	3/8/25	Jim	Active		3	<a href="#">Miscellaneous items to review</a>
Summer Item Review	TBD	Architecture	2/15/25		Active		3	<a href="#">Miscellaneous items for Architecture</a>
Excess HOA Dues	Rules & Regs	HOA Dues	8/1/25	Finance Comm	Hold		3	More detail needed
Document Fee Enforcement	Rules & Regs	Document Fees	8/1/25	Finance Comm	Hold		5	More detail needed
Condo Board Policies & Procedures	TBD	Policies & Procedures	8/1/25	Condo Board	Active		5	
Antenna Resolution Policy	Rules & Regs	Antennas	8/1/25	Condo Board	Done		5	Motion passed to request approval of Condo Board
Carol's email items	TBD	Misc	8/1/25	Carol Perkinson	Active		5	To be evaluated at future Gov Docs meeting
		—			Active		9	New Items

## Antenna Notes

3/28/25 E-mail from Carol

I completely agree with Bruce Johnson's point regarding the incorporation of Federal regulations related to antennas into our legal documents of Rules and Regulations. Doing so would indeed obligate Venture Out to enforce these Federal codes, potentially leading to complex situations.

3/31/25 E-mail from Kirk

I might make a small tweak to the agenda so that the VO public doesn't think we'll be deciding on any re-wording of the parking under awnings and/or antenna resolution, just discussing approaches/plans for doing so. I hope to have the agenda to Leslie this afternoon.

## Architecture Miscellaneous Items

Leslie Dumpster Usage Draft

### **SECTION II**

#### **GENERAL ADMINISTRATIVE**

##### Dumpster Usage

No construction or demolition debris shall be disposed of in the Venture Out dumpsters; only household debris, furniture and appliances are allowed. Venture Out dumpsters are only to be used by owners and residents, not contractors. Contractors may use an on-site dumpster so long as it fits within the driveway of the lot and does not obstruct sidewalk access.

A dumpster permit must be acquired from the Architectural Inspector and paid in full prior to using the dumpsters. The dumpster fees are to be paid to Venture Out at Mesa, Inc.

Fees for the use of the dumpsters are as follows:

\$25 per item

A maximum of 6 items per dumpster permit are allowed.

Glen Page 35 2.4 again talks about easement along the perimeter wall nothing about the other easements

Glen Page 36 Dumpster Fees only apply if the owner does the work

In "1. Dumpster Fees", bow howdy, is this section a hot topic. Pretty much anybody that provided feedback on the revised rules landed here. The answer is that the dumpster fee section needs further work by the committee and by the board. So for 1.4 and 1.6, you believe those fees should be higher, keep that thought handy.

On Page 28, Dumpster Fees. This was a popular section. The dumpster fee section needs further work by the committee and by the board.

### **3/5/2025 Gov Doc Minutes**

#### **Section VIII Architectural Administration**

##### Item 1 Dumpster fees

Question regarding age limit of trailers being moved in

Definition of Setback area and Easement area requirements

? Color pallet in color or off white

Glen Page 45 #6 color for the shed. If we go to standard color chart can they paint the shed a different color

Flag poles limited to height of Roof

### **4/04/2025 Kirk e-mail with Byron re: Architectural Committee Items for Gov Docs**

Some of the "not approved" have nothing to do with the Committee but are Condo actions, ie any regulatory non structure. For example, barking dogs, golf cart easements, lot line easements.

The Committee is often asked for advisement but not to formulate the actual rule.

Another handful have not come before the Committee because Leslie, in her old job, was working on pilot language, ie lot lines and drawings.

If she finished those topics and gave them to Lorris, the recommendations have not come down to the Committee.

The rest will need to be addressed when the Committee reconvenes in November.

Keep the committees separate, they serve as a check and balance to each other.

Byron

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**From:** Kirk Pittman <[Kirk.Pittman@ventureoutmesa.com](mailto:Kirk.Pittman@ventureoutmesa.com)>

**Sent:** Tuesday, August 20, 2024 12:12 PM

**To:** Byron Snowden <[Byron.Snowden@ventureoutmesa.com](mailto:Byron.Snowden@ventureoutmesa.com)>

**Cc:** Leslie Romo <[Leslie.Romo@ventureoutmesa.com](mailto:Leslie.Romo@ventureoutmesa.com)>

**Subject:** Architectural Committee Items for Gov Docs

Hello Byron,

Hope this day finds you well!

Along with the governing documents that came back from Lynn Krupnik, Leslie Romo also forwarded to me a document she put together highlighting a number of items for inclusion in the Architectural Guidelines (mostly), a vast majority of which have already been approved by the Architectural Committee, but some have not.

In the attached doc, these are the items Leslie believes have or have not yet been approved by the committee. Please look through the doc and the list below and confirm/clarify:

Color Palettes - approved (though I think would we need something in the CC&R's to 'anchor' it into our gov docs vs one board to the next voting it in or out of Rules & Regs?)

Trash Permit / Arc form - approved

Concrete Driveway - approved

520 sq ft AZ room - approved + board approved

AC Changes - not approved (though I seem to recall this being discussed by the Board and maybe approved?)

Golf carts in easements - approved

Dog Behavior (more rules and regs than arch)

Stub Walls (this is just a move of text apparently, so maybe doesn't need approval?)

Clarification of 3FT easement corner lots - not approved

clarification on 0' lot line - not approved

drawings a & b - not approved

AZ rooms - not approved

Also, while full board discussions will be had on the topic, Lynn has said that you can have Rules & Regs combined with Architectural Guidelines, or they can continue to be separate documents (though stating things twice, once in each, is a bit much, IMO). What are your thoughts on the topic?

#### 4/04/2025 Kirk e-mail with Mesa Code definitions

Link to doc on Terry's PC for now:

"C:\Users\tlcar\OneDrive\Governing Documents\Reference Material\2025-04-04 Mesa-code-definitions.PDF"

#### 2/26/2025 Terry e-mail re: Comments regarding R&R

##### **Section VII Architectural Responsibility**

1. *Removal of Architectural Inspections? Is this wise? Many changes could occur by completion.*
2. *Permits/ Architectural Inspector*

*Mentions periodic inspections of the work by the Architectural Inspector.*

##### **Section VII Architectural Administrative**

*In blue we limit dumpsters for Owners household debris only.*

*The various fees listed in 1.1 to 1.5 should be removed*

*Believe we used to have a limit for the age of a trailer that is brought into the park. Does it still exist?*

Glen Page 7 #8 what about all the other easements 5-4-3

## Miscellaneous Items

### **3/18/2025 Jim e-mail re: Next Meeting**

Maybe tackle the R&R remaining items by category.

I would like to see architectural updates done as a group if possible.

We should decide what changes that Lynn K recommended for Declaration and Bylaws should be considered for the next ballot. I would rather we have that done by September or October, so we are not trying to get it done on January 6th

### **3/14/2025 Kirk e-mail comments related to Linda Danner comments**

At the most recent Gov Docs meeting, Jim and Terry and I went through the notes you wrote in the "Draft-5" version of the doc (attached). The committee's responses are below.

In "9. Exercise Room Rules". We will review the request to wipe down the equipment after each use to our summer to-do list. Though, as I type this, not sure why that was deferred, as it seems fairly benign. Perhaps Jim or Terry remembers.

In "10. Smoking", please clarify your question regarding the sentence that reads "Marijuana may only be used in a user's private residence". Do you perhaps have an alternate wording suggestion?

In "7. Permits..." on page 39, you have question marks next to 6.3, 6.6, 6.9, and 6.10, but no comments. What were your questions/concerns?

On Page 16, 2.3.1, you've highlighted "Contacted by telephone", but we weren't sure what the concern was. Could you please clarify and/or suggest a re-wording?

On Page 19, 3.4. Regarding flagpole height, apparently, we weren't following the Condo Act rules on such, which if I remember right was no taller than the roof of the home. If I can find the specific ARS#, I'll forward that on.

# Short Term Rentals

## Kirk 3- Restrictions on Occupancy

*Place to stress the enforcement of our 55+ age restrictions applies to owners, occupants and renters.*

4

To address Terry's suggestion, maybe add some language regarding HOPA? This was a copy/paste, but we could shorten it up a bit.

The "Housing for Older Persons Act of 1995" (HOPA) is a federal law that amends the Fair Housing Act allowing housing communities specifically designed for people aged 55 and older to exclude families with children, provided at least 80% of the occupied units have at least one resident who is 55 or older; essentially creating an exemption for "senior housing" from familial status discrimination rules.

## Kirk Section VI

6

And with the way 6.1 is worded, those renting out their carts to others shouldn't have to require proof as it says "operation thereof". If the renter is operating it, then it's their responsibility to ensure it, I would think.

## 3/5/2025 Gov Doc Minutes

### Section II

#### Item 4 Restrictions on Occupancy

Emphasize 55+ community

Short-term rentals – 29 days or less

- Send Fastmail re Mesa Ordinance
- Rental forms – add city license #, emergency contact

Item 8 Note Short-term rental regulations from Mesa

## 2/26/2025 Terry e-mail re: Comments regarding R&R

### Move section 3.9 to after 3.5 (3.6)

*Important information for owners that rent their property. Getting the photo badge for renters deactivates the owners badges. Comment during previous Condo Board meeting that owners continue to use facilities while renting property.*

3.9. When a Lot unit is rented, the Lot Owner's EPC badge providing access to recreational facilities will be deactivated for the period of the rental. The Owner must contact Patrol to reactivate their badge upon departure of their Renter.

Kirk 35- A resident may purchase the photo badge for a Guest 16 years of age or older. This badge would open the EPC. The resident must identify the activation and deactivation dates and pay \$3.00 a day usage fee.

*References the badge to open the EPC (East Pool Complex?). Suggest we say the badge is used to access several buildings and the dog park.*

## 4. Restrictions on Occupancy

*Place to stress the enforcement of our 55+ age restrictions applies to owners, occupants and renters.*

## **8. Renter Registration and Fees**

*Most VO rentals are 30 days or more and are considered a long term rental. Short term rentals are 29 days or less and there are City of Mesa Regulations that must be followed.*

- *Requires the owner to have a business license from the city*
- *Requires compliance with city codes and applicable laws, including zoning, tax, noise, and health and safety*
- *Requires emergency contact information of a local person(s) responsible for responding to complaints and emergencies*
- *Requires notifying neighboring properties that a property will be used as a short-term rental*
- *Establishes minimum liability insurance requirements*
- *Prohibits uses per statute including, housing sex offenders, sober living homes, selling liquor or illegal drugs, obscenity, pornography, adult-oriented business, special events and retail*
- *Defines grounds and processes for denial and suspension of license*
- *Establishes civil penalties against owners and others*
- *If there are problems dealing with short term renters we can contact Mesa Police or neighbors can file a complaint regarding the rental property*
- Kirk: We had talked as a board about adding info regarding short-term rentals on the 3<sup>rd</sup> party guest/rental form (I think that's its name), but haven't yet. Plus, we were gonna send out an email blast with two links (pasted below) that highlighted the City of Mesa's rules as well as a place where residents to go to file a violation:

- 
- Mesa short-term FAQ:
- <https://www.mesaaz.gov/business/licensing/short-term-rentals>
- Mesa short-term rental violation form:
- <https://www.mesaaz.gov/business/licensing/short-term-rentals/report-a-short-term-rental-violation>
- 
- So for now, I like adding Terry's language add the bottom:

## Penalties

### **3/5/2025 Gov Doc Minutes**

#### **Section IV**

Owner is responsible for penalties

Add notice on rental form

Board enforcement – Who is responsible?

Owner, occupant, renter, guest

Item 2 Schedule for penalties

1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> violation – within what time period

### **2/26/2025 Terry e-mail re: Comments regarding R&R**

#### **Section IV Board Enforcement and Monetary Penalties**

*How do we handle Enforcement for renters. These individuals may not have to face the consequences of their actions since they are here only for a limited time period. Do we enforce the rules against the owner who could say it's not their problem?*

#### **Schedule of Administrative Monetary Penalties**

*We identify increased cost for repeat violations.*

*What time period are we talking about? We have many people who have been here for over 10 years.*

*Violations should be identified as the responsibility of the individual and some for the lot owners.*

### **3/04/2025 Kirk comment re Terry's Comments**

#### **Section IV**

In 1.1, the language would seem to answer the question of should the penalty go to the renter or the lot owner: "...monetary penalties upon Lot Owners...". When I rented out my 1<sup>st</sup> home in Henderson, I made sure the HOA sent the violation letters to me so I could drop the hammer on the renter. I much prefer the penalties go to the Lot Owner as it cuts into their rental profits, which (hopefully) means they'll act quicker than a renter that may be gone in two weeks.

2

I actually like the fact that there's no fixed time periods, as it gives the Condo Board flexibility in dealing with repeat violators. Though, considering 1.1 above, in 2, we should consider changing "Owner" to "Owner or their registered guest/renter" maybe? At least this way we're not having to go infraction by infraction as to whether the fine goes to the Lot Owner or guest/renter.

# Parking Notes

## 3/5/2025 Gov Doc Minutes

### Section VI – Use of common elements

Parking regulations – time frames

# of vehicles

Item 7.7.2 & 7.7.3

Summer parking definition needs clarity

Year-round parking permission

**7.7.2** Says there is a 4 hour summer parking restriction.

**7.7.3** Limits parking to 7 consecutive days. Also mentions overnight parking. This would be more than 4 hours.

In Directory make sure hours listed are the same as in rules & regulations

Parking time 1 AM to 7 am or 11 pm to 7am

Another question Page 29 7.9 & 7.10 where is South RV Long Term Parking

## 3/14/2025 Kirk e-mail comments related to Linda Danner comments

7

I still believe we need to add the hours restrictions that are used elsewhere here, like so:

"...two (2) units of motorcycles or golf carts (provided they meet parking restrictions) between the hours of 1 a.m. and 5 a.m.". Leaving it as-is simply turns what are now harmless gatherings (e.g. super bowl parties, club gatherings) into a violation.

7.7.2 and 7.7.3

I'm confused as well. One says "four hours" and the other says "overnight".

7.9

I would suggest the following additions/clarifications:

"The North Long Term Overflow Parking Area, located in the 800 block of Navajo, along the North wall facing Main Street" is for resident's...."

Though, I am making an assumption that people can't just long-term park anywhere in the SportsPlex.

7.10

Similar to the above, I would suggest:

"The South RV Long Term Parking Area, located in the 600 block of Aero...". Or, at least make a differentiation and say "southeast", as "southwest" is used to describe where to wash one's car.

I would consider removing or refining the sentence that starts with: "Residents can't work on the vehicle....".

There's always somebody doing something with RV's and trailers. Perhaps use similar language in Section V, Item 7, "Washing/Repairing Vehicles", or even just refer people to that item.

7.11

Mostly for Jim, I didn't see this one before we went and talked to Robert Hayes. I like this, but it may need some minor tweaks like "golf carts" vs "golf cart", and "...September, a Lot Owner can store...".

7.12

I'm gonna need some history here as to why this is needed. Making it year-round is a bit much. When I blow out my driveway, I park at a friend's house (with their permission) and now I gotta file a report with Admin? And there's no mention of guests or renters parking in someone's driveway. If someone's complaining about a 'strange car' parked at a neighbor's lot, and it's got a VO sticker, unless the Lot Owner complains that this is happened, why respond to other complainant?

## 3/24/2025 Jim's e-mail Parking

Unexpected consequences happen whenever a rule is introduced or revised.

Wording for vehicle parking under awnings got changed with the latest Rules and Regulations.

### Previous Rule

Parking of a motorized vehicle with an internal combustion engine under any awning or within any accessory structure is prohibited.

### Current Rule

Vehicle parking is not permitted under covered patios at any time.

Vinny's latest mail blast allowed for electric golf carts under awnings.

If the rule was switched back, it would allow for electric golf carts under awnings and accessory structures.

How does that affect other non-internal combustion engine vehicles such as electric cars with lithium batteries? Older model lithium batteries have been known to cause fires.

If cars with lithium batteries are banned, does golf carts with lithium batteries then get banned under awnings?

If it is decided that electric cars are prohibited because they contain lithium batteries, how does that affect bikes, computers, and other items with lithium batteries? Do they get banned within any structure?

Does that mean that an awning could be specifically built to allow for electric car parking underneath? Past Boards have ruled against owner requests for awnings over vehicles. Especially, year-round owners during the summer months. Would it now be allowed for non-combustion vehicles? If it is allowed, what type of awnings are allowed? Attached? Freestanding? Retractable?

Just trying to forward think.

**3/24/2025 Leslie's e-mail Parking information from the City of Mesa**

Planning researched your question regarding parking under any part of the awning.

It was determined this is part of Venture Outs guidelines and policies. The City of Mesa does not enforce this.

When a new installation comes in the City of Mesa inspects the required parking per Mesa Zoning Ordinance section 11-32-3 and any approved site plan modifications.

For example, Venture Our parking requirement is minimum (1) 9' x 18' paved (2" asphalt or 4" concrete) unobstructed parking space that may encroach into front setback and does not need to be covered (covered is optional).

Venture Out can make the option to enforce no parking under an awning, but you may need to contact the fire department to see if that will create a hazard with people parking in the street.

I hope this information helps.

## Pet Notes

Note: Service animals are not pets

Where do we note that *Service Animals* are not pets?

3/4/25 Kirk comment re Terry's Comments

Yeah, I'm confused on how we address service animals as well, in part because I know federal law weights in to at least some degree. If we don't mention this in our definition here, does that mean they're not subject to these rules? Does it mean they're not allowed in the pet park?