

## Issues affecting residents living in Mariposa for discussion based on our Survey



### Summary of open-ended questions:

#### What is working well...

- Quiet, friendly, clean
- Close-knit community
- Community Center
- Trails
- Beautiful scenery/nature
- MCA Social Committee

#### Concerns/ Improvement..

- More homeowner involvement in oversight
- More transparency and effectiveness by MCA
- CCR's need be stronger
- Road repair/ speeding
- Pets – barking/clean-up
- Builder accountability
- Overdevelopment
- Fire station/Restaurants

### Summary of September 26, 2019 Meeting between MCA and MNA

Attendees: Tim Brislin, Jack Eichorn, Dave Newell, Ed Lyons, Brandon Exline, Cassandra D'Antonio, Eric Gregory, Mary James and Ted Walters

1. Sustainability Review Board: The Mariposa Neighborhood Association Board of Directors is awaiting response to a letter sent to the Founder on September 5, 2019 requesting resident membership on the Sustainability Review Board. The basis of the request is that the individual neighborhoods of Vista Manzano, Vista de Santa Fe, Sierra Vista, Desert View, Vista Sandia and The Peaks are between 78% and 100% built out. What is the rationale for restricting resident participation to the social committee and withholding meaningful participation in committees that influence the property values and quality of life of current residents? Multiple infractions have been observed. Are Jack and Ed approving these or simply missing some home modifications until after the homeowner has already completed the construction?
  - a. 9/26/2019 Discussion: The MCA Board said that they were in the process of discussing allowing for resident participation on the Design Review Board. The number of residents would depend on the number of applications for architectural modifications in the foreseeable future. These positions would be open to all residents, who would have to apply and have some professional experience.
    - i. **ACTION ITEM:** Ed Lyons advised he would prepare a draft scope of work for resident participation with feedback to the MNA in approximately one month.
2. Website: When will the mariposa-living.net website be updated? It was promised to be ready early this year. Updated, organized and relevant information is important to residents. Residents are not well-informed about the rules (CCRs), responsibilities and processes of complying with the rules of home ownership in Mariposa.
  - a. 9/26/2019 Discussion: The BOD stated that the current mariposa-living.net website contains all necessary information and documents. Brandon advised that the vendor,

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Frontsteps, continues to work on a new site and stated that it was in beta testing. May offered to participate in the testing, however, Brandon stated it was not really quite ready. The discussion evolved into what can be done to improve on the content of the current website to advise residents of the rules regarding the CCRs.

- i. **Action Item:** Ed Lyons to post to the current website the current “Welcome Packet” provided to new residents at orientation, which contains a short ‘cheat sheet’ of tips.
3. **Charter and Guidelines:** Following the points mentioned in #1 and #2, residents see the need for updating the CCRs as they are outdated and written largely from a developer perspective and not as relevant to an ongoing community of residents. Revising the 15-year-old Charter and Guidelines for Sustainability with resident input would be a great transitional activity for moving towards resident participation and ultimate control of the MCA BOD.
  - a. 9/26/2019 Discussion: The MCA board advised that updating the Charter was a major undertaking and that it may never be updated. They further stated that the Guidelines for Sustainability, are just that, guidelines which the Founder has the authority to approve exceptions. However, policies may be the solution for updating the rules in response to changes needed.
    - i. **Action Item:** The MNA CC&R Committee will consider this approach to address issues raised by residents. The example of a possible need for a policy and guidelines regarding homeowners using their properties for AirBnB is one example. This is a topic for future meetings.
4. **Second Access Road:** Many residents are interested in the second entrance, primarily for safety and emergency service concerns. "As set forth in the Mariposa East Development Agreement, Harvard is to construct La Barranca Road as a two-lane road from Unser Blvd. to Blue Gramma on or before the insurance of the 1500th building permit in Mariposa East." What is the plan to complete the construction? Can an emergency only access plan be implemented prior to the general access road? Will Harvard work with the City to develop such an emergency access plan?
  - a. 9/26/2019 Discussion: Tim Brislin stated there is no intent to accelerate the construction of the second entrance until it is required.
    - i. **Action Item:** Cassandra D’Antonio advised that the MNA officers are meeting with Dave Campbell the new city manager and will proceed with taking lead on this issue.
5. **Vista de Santa Fe:** Before Pulte built their homes, it was the understanding of the many residents of Vista de Santa Fe that just the roof tops of the new homes in Redondo would be visible. That did not happen. Some of the residents are disturbed by both the interior and exterior lights on the model homes that are being kept on all night long, which are very bright and provide a glare into some of the homes. Some residents have worked with Jerry Ortiz at the City Code Enforcement to try to obtain some relief. But nothing has helped. Therefore, they are requesting that the MCA plant some evergreens into the median strip along Mariposa Parkway that would not only block some of the glare, but also would provide them with an aesthetically pleasing viewshed. Is this possible?

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- a. 9/26/2019 Discussion: Dave Newell from Pulte shared the experience of median trees in the Del Webb community as turning into a traffic safety issue. They are now in the process of removing all median trees. He did offer to speak to his staff about the issue (see action item). The MCA BOD then offered a suggestion for residents to plant trees in their own back yards, but also suggested that we talk to the City regarding their policy of planting trees in medians and check back.
  - i. **Action Items:** Dave Newell to speak with Pulte staff regarding leaving on only the front lights of the model homes and not the back lights. The MNA will share the suggestion of private yard trees to residents.