



Esperanza Estates  
Homeowners Association Inc.  
PO Box 181  
Green Valley, AZ 85622

President – David Sielken      Vice-President Tom Cooke  
Secretary – Ken Lindeman      Treasurer – Kevin Welsh

Homeowners Name  
Homeowners Address  
Lot # , Esperanza Estates

Date of Letter

Notice of Violation

Esperanza Estates HOA CC&Rs dated April 2001:

**Section 12.2 Owner Responsibilities:** All maintenance, repair, replacement and repainting of a Lot and other improvements on a Lot shall be undertaken in a manner and with such frequency which will keep each Owner's Lot in an attractive, well-kept and maintained condition in conformity with all other Lots in the Subdivision...

**Section 12.3 Owner Responsibilities:** If any Owner fails to fulfill his/her obligations under this Section, the Association, after the approval of two-thirds of the Board, has the right through its agents and employees, to enter on the Lot and to repair, maintain and restore the Lot, including the perimeter yard walls or fences, and any other improvements. The cost of such exterior maintenance shall become a Reimbursement Assessment.

***This notice specifically regards the failure to control weeds in the areas outside the perimeter walls.***

During recent weed spraying operations by HOA volunteers, your lot was observed to be overgrown with weeds and posed a detriment to your neighbors due to the maturity of the weeds, the seeds they would spread, and the unkept appearance. For those reasons, your lot was weed sprayed at HOA expense.

This letter is a '**warning**' that continued failure to maintain your lot in accordance with the HOA CC&Rs will result in a 'Reimbursement Assesment' of \$50 for each instance where the HOA has to provide weed control services to protect the interests of all homeowners in the HOA. This action was unanimously approved during a Special HOA Board meeting on 16 August, 2018.

Please maintain your lot, either by personally controlling the weeds or contracting with a landscaping service. Several recommendations for preventative measures as well as contact information for landscape professionals are included.

Please acknowledge, either by letter or email, that you have received this letter and that you understand your responsibilities to your neighbors and the HOA.

Respectfully,

Kevin J. Welsh  
Director, EE HOA  
[treasurer@esperanzaestates.net](mailto:treasurer@esperanzaestates.net)  
231-838-6851

Tip for controlling weeds:

- 1.) Apply a quality pre-emergence herbicide before leaving for the summer or any extended period. Herbicides containing Casoron have proven effective in EE. They are available at any of the hardware stores and Walmart. These provide between 3 and 12 months of protection, but are not perfect.
- 2.) When weeds pop up, either spray or pull them.
- 3.) If pulling weeds, don't wait until they are mature and scatter their seeds.

Landscaping Companies:

- 1.) Hot Desert Landscaping [hotdesertlandscaping@gmail.com](mailto:hotdesertlandscaping@gmail.com) 520-940-1259.
- 2.) ECO Weed Control [info@ecoweedcontrol.com](mailto:info@ecoweedcontrol.com) 520-309-9730
- 3.) Manuel Landscaping Maintenance and Service 520-625-2340
- 4.) Mi Tierra Landscape [manuel1ramos@aol.com](mailto:manuel1ramos@aol.com) 520-331-6488
- 5.) Jose Leon 520-461-7901

These are just a few of the local companys providing service to EE homeowners. Ask your neighbors for other recommendations.