November 2026

PLANNED DEVELOPMENT SERVICES

17235 N 75th Ave., Suite H-100
Glendale, AZ 85308
Phone (623)877-1396

Officer Hours and Live Phones:
M-Th 9am-5pm, F 9am-3pm
(closed daily 12:30pm-1:30pm)

Manager: Vern Carrillo
623-298-5974
CR3@pdsaz.com

Assistant Manager: David Leahy 623-298-5962
dleahy@pdsaz.com

COMMUNITY WEBSITE: www.chaparralranch3.com

Please visit the community website. All of the Association's governing documents, including CC&R's, Rules and Regulations, various forms, approved financials and meeting minutes are located on the website. You can also review your account ledger, compliance and architectural history, and make payments online.

New Rules and Regulations were recently approved and mailed to the Association residents.

New Street Project and Parking Regulations

Exciting news! The new street slurry project is set to be completed soon. This was a large project and the Board took a lot of time and effort into getting the private streets in the community into a good condition. Unfortunately, Phase II vehicle owners did not get their vehicles off the street until the asphalt company crew went around and knocked on doors to get them out of the street in order to complete their work. Phase I had several vehicles towed and relocated out of the street slurry installation. There are still vehicles that continue to park in the new street surface with vehicle fluids leaking. Residents with vehicles causing damage to the slurry surface will be asked to start parking in their garage or driveway.

Street Parking Reminder: Due to the narrow streets installed by the builder of the community, parking is restricted to ONE side of the street. One side of the street has been painted with a red line identifying the area as NO parking allowed. If a vehicle is observed parking in the red zone lane, they will be subject to immediate towing at the expense of the vehicle owner. All traffic must be parked with the flow of traffic. Do not at any time park on top of the sidewalk or obstruct pedestrian traffic. This action will also result in immediate towing.

Trash/Recycle/Bulk Trash

- Regular trash/recycle collection day is Tuesday. Cans may be placed out after 5pm the night before collection and must be removed the day of service. Cans cannot be stored on the side of the house nor in front of the garage. They must be placed out of sight whenever possible.
- Bulk Trash- collection is done by the City of Glendale and the community is located in Zone 3 (the third full week of each month). Placement is very important as they will bypass your bulk trash if placed incorrectly. Place items within 4 ft of sidewalk, neatly stacked • Max item length: 4 ft (except bulky items like couches) – not on top of sidewalk, not in the street, only in your front yard is acceptable.
- 2027 Collection Dates: Jan 19-23, Feb 16-20, Mar 16-20, Apr 20-24, May 18-22, Jun 15-19, July 20-24, Aug 17-21, Sep 21-25, Oct 19-23, Nov 16-20, Dec 21-25.

Architectural Changes and Exterior Modifications

The role of the HOA is to maintain the common area and to maintain the property values of the homes in the community. One way the HOA maintains the property values is by ensuring any modifications made to the homes meet the guidelines, aethetics, and standards of the community.

Architectural Changes: No construction, building, additions, modifications,improvements, alterations, landscaping or other work which in any way alters the exterior appearance of any Lot shall be made or done without the prior written approval of the Architectural Committee. Please visit the community website for an Architectural Request form if you wish to make any changes to your home. You must submit for approval for changes to the front yard and for any changes that are visible above the fence line in the backyard. Unapproved changes to a home will result in violations and fines for failure to follow the required process. Architectural changes can be quite costly to change if they do not meet the community standards. Changes that require approval include, but are not limited to, exterior painting, window replacement, driveway extentions, shed/gazebo/pergola installations, and more.

Also, the community has an approved paint palette. The Sherwin Williams paint palette can be viewed on the community website, the PDS office, or at any Sherwin Williams location. Maintainting the paint on your home is one of the responsibilities of home ownership. Compliance inspections have started to identify homes that appear to need painting. Again, an ARC form is required, prior to painting and you must get prior written approval.

As the community ages, roof replacement has been one of the more frequent ARC changes recently. If you are replacing the asphalt shingles, you are required to submit the ARC form PRIOR to replacing them. “Brown” is the only color of the roof that may be installed as the builder established this color in the beginning of the development. NO other color may be used.

Board Meetings: Board meetings are scheduled as needed. They are held on Zoom. The Zoom log in and meeting information will be posted the community website and email blasted prior to the meeting. The Annual Meeting is held the first Monday of October.