



## Mesquite Ranch News & Views

<http://www.mrhoa.net>

Spring  
APRIL 2010

### PRESIDENT'S REPORT

#### Board of Directors

Shay Pedersen  
President

Keith Jordan  
Vice President

Della Ellis  
Secretary/Treasurer

Renee Williams  
Director

Maureen Gwillam  
Director

Larry Smith  
Director

Terry Hlivko  
Director

#### Committee Liaisons

Terry Hlivko  
Pool

Shay Pedersen  
Landscape

Della Ellis  
Finance

Renee Williams  
DRC

Linda Bleisch  
Social

Larry Smith  
Newsletter

Keith Jordan  
Compliance

Spring has sprung! Warmer weather is upon and my family and I are ready for some time outdoors! With a mild winter and after all the rain we've had in the past few months, we've gotten quite a display of wild flowers around the community and our plants and trees have done beautifully withstanding the winter weather.

Although the rain is great for the flowers, trees and plants, it is also great for the weeds! I've noticed quite a few weeds popping up in my yard and throughout the community. Be sure to keep the weeds under control so we can keep the community as beautiful as possible and keep our weeds from spreading to our neighbor's yard. I know at this point I am spraying new growth every week. Remember, it is much easier to keep the weeds under control when you catch them small rather than letting them get tall and out of control! At that point you can't just spray them, you have to pull them, and that's a lot more work! So, please, spend a few minutes every week tending to the weeds!

Also, a reminder about pool reservations...If you have more than 6 non-resident guests at either of the pool or park areas for an event, you must make a pool reservation! This is to avoid more than one event going on simultaneously at the pool or park and assure that the area is kept clean and in good condition. Please contact ADAM, LLC. for the form, a copy of the "rules" and more info.

At the end of April, we will be redoing the pool decks, so the pools will be closed for a few days during this project. To make the project go as quickly as possible, they will be working on both pools simultaneously. The date is not firm yet as of this writing, so check with ADAM, LLC. for more information, if needed, especially if you are planning a party at one of the pools.

A word of caution: There was a rattlesnake spotted at the west pool at the end of March. With warmer weather, the snakes are coming out so PLEASE be cautious and alert, not only at the pool and playground areas, but anywhere throughout the community,

The paint palette has been approved! Along with the original colors the builder purchased from Sherwin Williams, we've added some color schemes for the NE, US Home quadrant, mainly, which is the area where we had all of the requests for color changes come from. Frazee Paint in Rita Ranch (Fry's shopping center) has the color chart, as well as ADAM, LLC. If you'd like to view the available colors, they can be viewed at either of these locations. Please, remember to submit an Architectural Review Committee form if you are planning on making a color change

## PRESIDENT'S REPORT CONT'D

to your home. You do not need to fill out a form if you are repainting the same color, however.

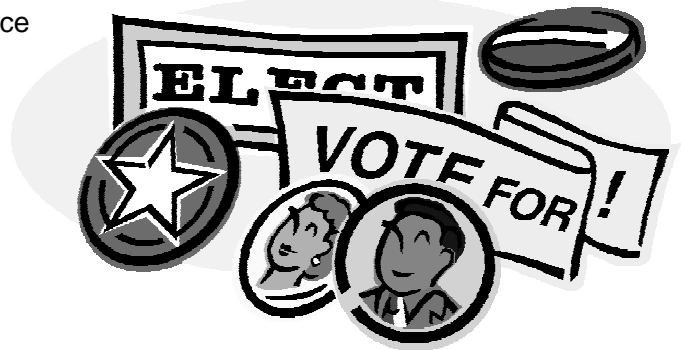
Board elections are coming up at the annual meeting in May. If you are interested in running for the Board and being able to take part in making decisions for your community, please fill out and return the enclosed application in this newsletter. We love to have new people and new ideas! It's good for us all! And even if you don't want to run, please come to the meeting. If you come to any meeting, the Annual Meeting is the one to attend. You will get a recap of the past years events, improvements, accomplishments, happenings and will have the opportunity to meet your current Board of Directors and anyone who is running for a Board position for 2010-2011.

Have a wonderful spring everyone!

Shay Pedersen  
MRHOA President

## INTERESTED IN SERVING ON THE BOARD?

If you have concerns within our community it's time to get involved and make a difference. The way to make your voice heard is to volunteer to serve on the Board of Directors. This opportunity to be an active part of your community is open to every Homeowner in the Association. If you are interested in running for a position on the Board of Directors, please complete the enclosed application and mail or Fax it to ADAM LLC. There will be four Board position on the ballot this year.



## ANNUAL MEETING

The next annual meeting of the Association is tentatively scheduled for May 20, 2010. Each member of the Association will be provided with written notice of the date, time and place of the meeting at least fifteen days prior to the meeting. Every member of the Association should attend this year's annual meeting. The meeting presents the opportunity to meet your current Board Members and cast your vote in the Board election. It will also give you the opportunity to receive the latest information on the neighborhood and ask questions of the Board.

## COMMITTEE REPORTS

### **Treasurer's Report**

Recently I was asked about the seemingly large amount of money Mesquite Ranch has in savings. Currently, Mesquite Ranch has approximately \$120,000 saved for our future. The reason we save is so when a capital item, such as a pool, pool structure, basketball court, or playground needs major repair or replacement, we have the money to take care of the expense without levying a special assessment to current homeowners. The way we determine how much to save each month is by having a reserve study completed.

A reserve study looks at the components of our common areas, the current age of those components, the remaining useful years before replacement could be expected, and what the cost of the component may be on that future date. Using that information, as well as various other economic criteria, the study projects approximately how much money will be needed in future years and how much we should save monthly to afford those projections. The study is not an exact science but is a guide for budgeting for our future and for keeping track of when we can probably expect items will need to be replaced.

A study was completed for our community in 2004 that suggested we save \$1200 per month which we have done consistently as evidenced by our current savings balance. A new study was completed just this past January which recommends \$2000 be saved per month. The board voted to increase our current general reserve contribution to just over \$1600 per month by combining our general and contingency reserve contributions and will increase the amount to the recommended \$2000 the next time we have an increase in homeowner assessments (which we have not had in over three years).

A community with a healthy reserve balance ensures that we are all paying as we go instead of leaving it to a special assessment in the future. Special assessments are a hardship on homeowners and are extremely unfair to newer owners who would be paying to replace something they shared no use of in the past. Also, a community with sufficient reserves to beautifully maintain common areas helps to maintain our home values. If someone were looking to buy a home in our community and found that our reserves were insufficient, they may look somewhere else fearing a special assessment. I know I passed on an investment property for precisely that reason. The common areas needed significant repair but the HOA simply did not have the money. They were looking into a special assessment, and that was when I withdrew my offer on the property.

I have included a summary of our most recent reserve study. A cursory review of the summary should reveal a healthy Mesquite Ranch with a strong outlook on the future of our wonderful community!

Thank you,

Della Ellis  
Treasurer, Mesquite Ranch HOA

### **Newsletter Committee**

The newsletter committee is working on the policies and procedures for advertising in the newsletter. The Board has approved low-cost rates for homeowners; The Committee will recommend to the Board the rates for those outside our community should be higher. The plan is to limit the type and amount of ads that will run in each issue. The committee would like to hear from members with ideas and or concerns on this issue.

### **Nominating Committee**

The committee is being formed this month to prepare for the upcoming elections.

### 3- Minute Executive Summary

Association: Mesquite Ranch HOA Assoc. #: 11326-0  
Location: Tucson, Arizona  
# of Units: 619  
Report Period: January 1, 2010 through December 31, 2010

#### Results

Projected Starting Reserve Balance: .....	\$120,809
Fully Funded Reserve Balance: .....	\$137,528
Average Reserve Deficit (Surplus) Per Unit:.....	\$27
Percent Funded: .....	87.8%
Recommended 2010 Monthly Reserve Contribution: .....	\$2,000
Recommended Special Assessment this Year:.....	\$0
Most Recent Reserve Contribution Rate:.....	\$1,518

#### Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves..... 2.00%  
Annual Inflation Rate..... 3.00%

This is a "Full" Reserve Study (original, created "from scratch").

The information in this Reserve Study is based on our site inspection on October 21, 2009.

This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).

Because your Reserve Fund is 87.8% Funded, this represents a strong position. In perspective, association's with a Reserve Fund over 70% Funded typically enjoy fiscal stability with low risk of special assessments and deferred maintenance.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, we recommend Monthly Reserve Contributions of \$2,000, followed by nominal annual increases (see tables herein) to help offset inflation.

Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".



Table 1: Executive Summary

11525-0

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
<b>COMMON AREA</b>				
103 Concrete - Repair	5	3	\$1,350	\$1,475
406 Park Furniture - Replace	18	7	\$4,800	\$5,903
406 Concrete Furniture - Replace	20	10	\$10,000	\$13,439
407 BBQ Grills - Replace	15	7	\$1,400	\$1,722
432 Basketball Court - Repair	5	1	\$2,800	\$2,854
433 Basketball Goals - Replace	18	10	\$1,600	\$2,150
440 Volleyball Court - Replenish	8	3	\$720	\$787
701 Monuments - Refurbish	20	12	\$6,750	\$9,624
1003 Irrigation Controllers - Replace	12	4	\$6,900	\$7,766
1106 Metal Rails - Repaint	5	1	\$2,750	\$2,833
1115 Stucco Surfaces - Repaint	5	3	\$2,700	\$2,950
1305 Metal Roof - Replace	30	22	\$4,376	\$9,383
1816 Playground Equipment - Replace	15	7	\$13,000	\$16,988
1820 Playground Shade Screen - Replace	8	5	\$2,320	\$2,690
<b>WEST POOL</b>				
201 Parking Lot - Resurface	28	20	\$11,300	\$20,409
202 Parking Lot - Seal/Repair	4	1	\$795	\$819
407 BBQ Grills - Replace	15	14	\$1,000	\$1,513
408 Drinking Fountain - Replace	15	7	\$1,050	\$1,291
503 Metal Fence - Replace	24	23	\$13,800	\$27,235
600 Access System - Replace	10	9	\$6,000	\$8,624
925 Restrooms - Remodel	20	12	\$8,250	\$11,783
1107 Metal Fence - Repaint	4	3	\$2,300	\$2,513
1116 Stucco Surfaces - Repaint	8	1	\$2,320	\$2,350
1118 Wood Surfaces - Repaint	4	3	\$830	\$888
1200 Pool Deck - Resurface	16	8	\$16,650	\$21,082
1201 Pool Deck - Seal/Repair	4	0	\$4,660	\$6,284
1202 Pool - Resurface	10	2	\$15,000	\$15,914
1204 Pool Furniture - Replace	7	2	\$5,250	\$5,680
1220 Pool Filter - Replace	15	13	\$1,200	\$1,752
1224 Pool Pump - Replace	10	2	\$800	\$848
1302 Flat Roof - Replace	15	7	\$1,500	\$1,845
1304 Tile Roof - Refurbish	30	22	\$5,600	\$10,730
1311 Skylights - Replace	30	22	\$800	\$1,633
1812 Playground Tot Turf - Replace	10	5	\$5,400	\$8,280
1816 Playground Equipment - Replace	15	7	\$11,100	\$13,852
1820 Playground Shade Screen - Replace	8	5	\$2,240	\$2,587
<b>EAST POOL</b>				
201 Parking Lot - Resurface	28	20	\$9,600	\$17,339
202 Parking Lot - Seal/Repair	4	1	\$875	\$895
407 BBQ Grills - Replace	15	14	\$1,000	\$1,513
408 Drinking Fountain - Replace	15	7	\$1,050	\$1,291
503 Metal Fence - Replace	24	23	\$13,800	\$27,235

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
600 Access System - Replace	10	9	\$3,000	\$5,524
925 Restrooms - Remodel	20	12	\$9,250	\$11,763
1107 Metal Fence - Repaint	4	3	\$2,300	\$2,513
1115 Stucco Surface - Repaint	8	1	\$2,320	\$2,390
1116 Wood Surfaces - Repaint	4	3	\$630	\$688
1200 Pool Deck - Resurface	16	8	\$16,650	\$21,092
1201 Pool Deck - Seal/Repair	4	0	\$4,650	\$5,234
1202 Pool - Resurface	10	2	\$15,000	\$15,914
1204 Pool Furniture - Replace	7	2	\$4,960	\$5,262
1220 Pool Filter - Replace	15	7	\$1,200	\$1,476
1224 Pool Pump - Replace	10	2	\$800	\$849
1302 Flat Roof - Replace	15	7	\$1,500	\$1,845
1304 Tile Roof - Refurbish	30	22	\$5,600	\$10,730
1311 Skylights - Replace	30	22	\$800	\$1,533
1812 Playground Tot Turf - Replace	10	5	\$3,200	\$3,710
1816 Playground Equipment - Replace	15	7	\$13,000	\$16,888
1820 Playground Shade Screen - Replace	8	5	\$2,106	\$2,440
<b>68 Total Funded Components</b>				

Note: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

**MESQUITE RANCH HOMEOWNERS ASSOCIATION  
Board of Directors Nomination Application**

Member Name: \_\_\_\_\_ Lot #: \_\_\_\_\_

Member Address: \_\_\_\_\_

Member Phone: Home: \_\_\_\_\_ other: (If desired) \_\_\_\_\_

Date Moved into Mesquite Ranch: \_\_\_\_\_

**Specific Questions: (Feel free to comment on separate sheet)**

**Yes/No**

- |  |       |
|--|-------|
| 1) Have you read the Association Articles, By-Laws and CC&R's?   | _____ |
| 2) Would you be willing to read these governing documents in detail?   | _____ |
| 3) Would you be willing to meet as often as once per month?  | _____ |
| 4) Would you be willing to invest an additional 3 hours per month in the process over and above the monthly Board meeting? | _____ |

**General Discussion Questions:**

- 5) What do you feel is the appropriate role of the Mesquite Ranch Homeowners Association in regards to any number of situations such as landscaping, CC&R enforcement, and all other aspects of the community that are important to you?
  
- 6) Do you feel the Association is doing an adequate job meeting the expectations discussed In the previous question?
  
- 7) How would your involvement on the Board of directors enhance the Association?

**Please return application to:**

**ADAM LLC  
Mesquite Ranch HOA  
516 E. Fort Lowell Rd  
Tucson, AZ 85705  
Fax 520 388-4944**

## BILL PAY – HOA DUES

If you are currently set up to pay your HOA Dues through bill pay – just a reminder that even though your funds are immediately withdrawn from your account, it normally takes approximately 10 to 14 days for the payment to actually clear and post. If possible, please try to pay at least 2 weeks prior to the due date so your HOA payment is not late as it is posted on the date the funds are received NOT paid. Mark the following dates as these are the dates your quarterly HOA dues are due:

April 1, 2010  
July 1, 2010

## HOA BOARD MEETINGS

Please plan to attend our HOA Board Meetings:

April 15  
May 20 (Annual Meeting at Senita Valley Elementary)  
June 17

All meetings are held at National Self Storage Lobby, 7555 S. Houghton Road, just south of Valencia Road next to Brake Max. Meetings begin promptly at 6:30p.m.

## ADAM LLC

Mesquite Ranch Homeowners Association  
516 E Fort Lowell Rd  
Tucson AZ 85705

PRSRT STD  
U.S.  
POSTAGE  
PAID Tucson,  
AZ Permit  
No. # 543