



## Mesquite Ranch News & Views

<http://www.mrhoa.net>

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February 2012

### President's Report

#### Board of Directors

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President

Shay Pedersen  
Vice President

Dennis Davila  
Treasurer

Mike Cherry  
Director

Michael Meyer  
Director

Mike Sunday  
Director

Renee Williams  
Director

#### Committee Liaisons

Mike Sunday  
Pool

Shay Pedersen  
Landscape

Dennis Davila  
Finance & Compliance

Michael Meyer  
DRC

Renee Williams  
Website

Mike Cherry  
Newsletter

Larry Smith  
Environmental & Social

This year's holiday season sure had the Mesquite Ranch neighborhood aglow with thousands of beautiful lights and decorations. I would like to personally thank all those who took the time and energy to brighten our Holidays with truly spectacular displays. The Holiday Light Contest was very difficult to judge this year only because residents continued to add and improve their displays, which is a wonderful thing. I wish we could have awarded more prizes because there were so many magnificently decorated homes.

While I was driving around the neighborhood checking out the decorations, I could not help but notice how great the neighborhood looked. I guess if you have to spend so much time as a board member dealing with negative issues in our community it's easy to forget what a wonderful job most of the homeowners do. The pride and work of everyone is what makes Mesquite Ranch a wonderful place to live.

One last issue I would like to address is the election of board members at the annual meeting in May. We are now forming the Nomination Committee to prepare the ballot for the Annual Meeting. The Nomination Committee is appointed by the Board of Directors and shall present the nominations to the Board. Those who are interested in running for the Board need to send their names to the Nominating Committee. Please think about getting involved in your Home Owners Association by running for the Board or serving on a Committee.

Larry Smith  
President  
Mesquite Ranch HOA

## Holiday Lighting Contest Winners

The Holiday Lighting Contest results have been compiled and the winners are:

- 1<sup>st</sup> – 6186 S. Wheaton
- 2<sup>nd</sup> – 10685 E. Ravenswood
- 3<sup>rd</sup> – 10476 E Haymarket

Honorable Mentions – 10640 E. Oakbrook and 10422 E. Avalon Park

The top three homes will receive a gift card in the mail. Thanks to the members of the Home Owners Association and Neighborhood Association that assisted in the selection of the winners.

## Recent Thefts & Vandalism

In January a homeowner contacted the HOA Board informing us that there has been some recent vandalism, a vehicle break-in and petty thefts on the east side of Mesquite Ranch. We as members of the community are the first line of defense to keep our neighborhood safe. The HOA Board (and Neighborhood Association) would like to work with the community to address this situation. Please consider attending the next HOA Board or Neighborhood Association meeting to discuss what we should do. The next Board meeting is Thursday Feb. 16<sup>th</sup> at 6:30 PM at National Self Storage, 7555 S. Houghton Rd., just south of Valencia next to Brake Max.

## Neighborly Reminders

- **Rental Properties**

As a reminder, the “Rental Properties Amendment” was rescinded last Fall. If you are or will be renting your home, please remember to provide your forwarding address to Cathy Meek at Adam, LLC by email: [cathym@adamlc.com](mailto:cathym@adamlc.com) or at (520) 624-1206 ext. 308. The homeowner is responsible for resident CC&R violations and property maintenance; keeping Cathy in the loop will help ensure timely communication.

- **Lights on Bikes at Night and Other Relevant Rules**

Bicycle riders who ride on a street or the shoulder are subject to the same rights and rules as the driver of a vehicle, including stop signs and stoplights. Additionally, a white front headlight and red rear reflector are required on your bike if you ride at night (Arizona Law 28-817). You should also use a red rear taillight in addition to the reflector. Helmets are required by law for all persons under 18 years of age, including children in bike trailers (Pima County Law 10.43.010 and Tucson City Law 20-29). Bikes may “take the lane” if it is not wide enough for a bike and a car to share it safely (Arizona Law 28-815). Riding two abreast is permitted by law (Arizona Law 28-815), but bike riders can help drivers pass on two-lane roadways without bike lanes by riding single-file when safe to do so. The law requires that drivers give at least 3 feet of clearance when passing a cyclist (Arizona Law 28-735) and give at least 5 feet of clearance when possible. Much more information and a great “Share the Road Guide” is available at <http://cms3.tucsonaz.gov/bicycle/>.

- **Pool Hours**

Due to the pool lights being broken, the west pool is only open from 7 AM to 6 PM. This is on a temporary basis and will revert back to the standard 10 PM closure once the light is repaired. The east pool maintains the standard 7 AM to 10 PM operating hours. The pool gates

automatically lock when the pool is closed and your card will no longer work for entry or exit, so please mind the hours. If an individual is ever locked in the pool area, emergency phones are provided and the phone number to ADAM, LLC is posted so that the gate can be unlocked remotely.

- **Pool Reservations**

By way of reminder, parties of more than 6 individuals from a single lot require a reservation for pool area use. Reservations are obtained through ADAM, LLC and must be requested at least 5 days prior to the party for parties of up to 25 individuals. If more than 25 individuals are in the party then 45 days advance notice needs to be given to allow for HOA Board approval. The full list of pool rules and party regulations are posted on the HOA website at <http://www.mrhoa.net/> under the [Governing Documents](#) link.

## **Wall Paint & Repair Survey from 2011**

In 2011 it became necessary to begin repainting and repairing the exterior stucco and painted walls. CC&R 5.2.11 states that walls are privately owned by each homeowner. This includes walls in between homes and those adjacent to common areas. It also explicitly states that the owners and occupants of such lots are responsible at their expense for maintenance, repair, and painting of the walls.

With this in mind, the HOA Board decided to conduct a survey in 2011 to get the opinion of ALL homeowners whether they would like to amend the CC&Rs and have the HOA pay for repairs and painting of walls that face common areas. Below are the results of that survey.

Out of 619 homes, only 49 surveys were returned. 189 homeowners are directly affected with stucco rear and/or side walls.

**1. Yes**, I prefer the Mesquite Ranch Homeowner's Association amend the CC&Rs making the cosmetic repairs and painting of exterior stucco walls the HOA's responsibility with a shared cost to all 619 homeowners.

**There were 34 surveys that voted yes; of those 34, 25 of them have walls that are required to be maintained by the homeowner.**

**2. No**, I prefer that the current CC&Rs not be amended and the cosmetic repairs and painting of the exterior stucco walls be the individual homeowner's responsibility at their own expense.

**There were 14 surveys that voted no; of those, 2 of them have walls that are required to be maintained by the homeowner.**

3. Do not amend the CC&Rs, however, I would be interested in the HOA providing a one time only (at the expense of all 619 homeowners) cosmetic repair and repainting of the exterior stucco walls. Those homeowner's owning those lots would then continue assuming responsibility at their expense thereafter, indefinitely per the CC&Rs.

**There was 1 survey that voted for this. This was someone with a wall that was required to be maintained by the homeowner.**

**Comments made on some of the surveys:**

**“Everyone benefits from the walls being kept up and looking nice that face the common areas and streets and would cost very little per homeowner.”**

**“It is solely the homeowner and not the association.”**

**“A concern is how to do this without increasing monthly dues.”**

**Thank you to those who took the time to return our survey and for your valuable input.**

Unfortunately, with only 6% of the community responding to the survey, it was not deemed worthwhile to pursue amending the CC&Rs at that time. A successful amendment of the CC&Rs requires 67% responding in support of changing them. The results of the survey clearly show that there is significant interest in having the HOA responsible for painting and repairs of walls adjacent to common areas, but more support from the community is necessary to institute the change.

The HOA Board has been working for many months with homeowners on getting the walls repainted, and the vast majority of the community has already completed the work. However, we still have some homes that have not complied, some are current homeowners and some are foreclosure properties.

We have asked a professional painter to walk our subdivision and inspect each and every wall during the first two weeks of February. He will let the Board know which walls have not been completed so that we can accurately match it with ADAM, LLC's list. If you have been notified that your wall is in need of repair and/or painting but have not yet completed the work, please contact Cathy at ADAM, LLC as soon as possible to discuss the situation.

## **HOA Board Meetings**

**HOA Meetings are held at 6:30 PM on the 3<sup>rd</sup> Thursday of every month except December.**

**Meetings are held at the National Self Storage at 7555 S. Houghton Road, just south of Valencia Road next to Brake Max. The only exception is the annual meeting held at Senita Valley Elementary School in May. Homeowners are encouraged to attend all of our meetings!**

**Upcoming board meetings:**

**February 16, 2012**

**March 15, 2012**

**April 19, 2012**

**Annual meeting:**

**May 17, 2012 @ Senita Valley Elementary School**



**Thank you to our meeting location sponsor.**

**Rental Office and Contract U.S. Post Office**

Hours of Operation: Weekdays 10am - 5:30pm and Sat 10am - 4pm

Last Postal Pickup: Weekdays 5pm and Saturday 3:00pm

## **HOA Board Member Vacancy**

The Mesquite Ranch HOA Board will soon have a vacancy. If you are interested in volunteering your time to our community, please contact Cathy Meek at ADAM, LLC by email: [cathym@adamlc.com](mailto:cathym@adamlc.com) or at 624-1206. She will provide you with details.

## **Calling for DRC Volunteers**

Submitted by the DRC

We are looking for a few individuals to serve on the Design Review Committee. This committee reviews design submittal requests monthly and will require approximately 1 1/2 hours for an evening meeting once per month and access to email. If you have time to volunteer, please contact Cathy at ADAM, LLC so she can forward your information to the DRC committee. With our HOA Board positions all filled, it is our hope that we can also fill this committee with super homeowner volunteers. It's never too late to get involved with our community!

## **HOA Newsletter Advertising – LIMIT 2 ADS PER NEWSLETTER**

Several homeowners have expressed the desire to be able to advertise their business in the HOA newsletter. The Board has approved a limit of two business advertisements per newsletter. Starting with the 2012 newsletters we are now accepting business ads on a first come, first serve basis. Cost is:

\$5 Business Card/ad  
\$10 for ¼ page ad  
\$15 for a ½ page ad

The cost of the ad will go back toward the cost of producing the newsletter. To submit an ad, please design your ad and email it to Cathy Meek at ADAM, LLC. We are unable to design the ad for you so please send it in a Word doc format ready for insertion. You will need to mail Cathy your check for the advertising fee. The ad will not run unless the fee has been received. The deadline for the next newsletter is April 3, 2012.

COMMUNITY BIBLE STUDY

**“KNOWING GOD”**

Sierra Morado Clubhouse

Beginning Tuesday, February 14<sup>th</sup> @ 7:00 pm

Call 256-0692 for more information

# **ADAM, LLC**

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