



Mesquite Ranch News & Views

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Summer
JULY 2010

PRESIDENT'S REPORT

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Pool

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Renee Williams
DRC

Vacant
Social

Renee Williams
Newsletter

Vacant
Compliance

It has been a fairly smooth year for the Mesquite Ranch Homeowners Association this year.

- Last May we completed the new fencing around the pool area and distributed the new key cards, along with a contract of use and copy of the new pool rules to homeowners. The system has worked beautifully! We have had very few issues with the keycards and have a much more secure area around our pool. The amount of vandalism has been reduced dramatically! The gate alarm has also kept our pools in compliance with the law as it can no longer be propped and the time allowed between entry and the alarm sounding has been adjusted due to neighbor's requests.
- After the implementation of the new pool security, we replaced all 4 grills in the pool areas. They are all now in working order and have remained that way since they were installed.
- The Board has been working on some options for parking issues. We still have many homeowners who continue to use the guest cut-outs and it is one of the biggest complaints we get from neighbors in the community. Stricter parking enforcement will have to be implemented. It is in the works and some new enforcement will take place starting this year.
- The HOA, in conjunction with the Mesquite Ranch Neighborhood Association hosted a fall barbeque. This event was a big success and a lot of fun! We hope to make this an annual tradition! It's nice to be able to give something back to the homeowners in the way of social events from time to time as our budget allows.
- Many previously unresolved homeowner issues have been resolved this year. This is a very good thing for the community as a whole and particularly for the neighbors who have been living next to the homes in violation.
- A paint palette for the community, particularly the northeast quadrant US Home section has been created. The new palette can be viewed at Frazee Paint on Houghton and Rita Road, or at ADAM, LLC. There are at least a few more options for people in this area wanting to give their homes a little more color.

PRESIDENT'S REPORT CONT'D

- The Board voted to add phones to each of the pool areas, in case of emergency.
- The Board had a Reserve Study done of the community. A Reserve Study is obtained every few years and gives us an estimate of cost of replacing each and everything in our common areas, as well as it's useful and remaining life. This study is very important as it gives us an estimate of how much we need to put away in our reserve account so that we will have the money when and if it is needed. The reason for this savings is to avoid a mandatory "special assessment" to the entire community.
- The pool deck, which was showing considerable wear since it was built in 2002, was resurfaced this spring.

Other issues, non-Board related:

- There has been a LOT of graffiti around the community this year. It seems to be increasing and increasing. A few of the little artists have been "caught" and at the witness's discretion, a police report may or may not have been filed. Everyone who has been caught is a child...ranging in ages from 8-teenagers. PLEASE be alert! Know where your kids are and what they are doing and if you see anything, please call the police immediately! If you can get a picture, better yet! The Board does offer a \$250 reward to anyone giving information leading to the arrest and conviction of anyone vandalizing or otherwise causing harm to our property.
- There have been many signs knocked out of the ground lately. Street signs and stop signs have been pulled out of the ground and occasionally moved to a different part of the community completely. The city has to come replace and/or repost these signs, which wastes the city's money from our already suffering budget. Please report any illegal activity, such as this to the police immediately.

Overall, I think even 8 years after Mesquite Ranch began construction; it is still a very beautiful, well-maintained community. The Board and the community appreciate everyone's efforts to keep your homes well-maintained, to abide by the CC&R's that we all agreed to and to keep our property values high. The Board makes every effort we can to make sure this happens, but it takes ALL of us to do the job. Thank you for your efforts and know that the Board is here if there are ever any suggestions, concerns or issues involving the CC&R's or common areas in our community. And if you'd ever like to get involved with any of the committees, please contact ADAM, LLC. so that they may put you in touch with the correct chairperson. The more of the community we have "working" for us, the better!

Shay Pedersen
President
Mesquite Ranch Homeowners Association

DEADLINE: Design Review Submittal Requests

The DRC Committee consists of homeowner volunteers. Deadline for submitting requests is the **15th of every month**. The committee will meet monthly and return a response to Cathy Meek at ADAM LLC the 1st business day of each month. Should you miss the deadline, your submittal will be reviewed the following month when the committee meets again. Keep this in mind when waiting for a reply.

Neighborly Maintenance Reminders

- **Mesquite Beans** - for those blessed with the Mesquite Beans, we know they are a mess and a pain to keep up. Just a courtesy to neighbors and those using the sidewalks, try to keep them swept off sidewalks and rake them often to remove from your yard.
- **Pet Clean Up** –please remember to clean up after your pet. We have several baggie stations in common areas for your use. Clean up is not limited to homeowners yards and sidewalks but also all of the common areas including the main wash and walking path which extends from Bilby to Poorman
- **Parking** - parking cutouts are reserved for visiting guests and not for homeowner's additional parking spaces. Homeowners are reminded to park all vehicles in the garage and carport. We have so little guest parking available for 619 homes that we must leave the cutouts open to guests. No work vehicles may be parked or left in a cutout. Please park your work vehicles in your driveway.
- **Climbing on private walls** – ADAM LLC received complaints this past month from a property management company that teenage kids are climbing up on private walls and breaking the mortar causing the bricks to come loose. The walls have been repaired twice. Please remind your kids as they roam the neighborhood with friends to keep off walls and private property.

East Pool closure

The East Pool has had to be closed multiple times this summer do to vandalism. Someone keeps pulling one of the underwater lights out of its frame. Because this could be a hazard we have had to close the pool until the Pool Repair Company could repair the light. Not only was the pool closed for up to three days each time but it also cost us a couple hundred for each repair. If anyone has seen anyone pulling the light out or playing with it please call ADAM LLC or give what information you have to a Board Member. We really need to stop this type of vandalism from happening.

Bee Removal

Recently ADAM LLC received a call from concerned homeowners that there were quite a few bees swarming their backyard area and requested that the water valve boxes located along Bilby Road be checked. Sure enough there was a bee colony removed along with 25 lbs of honeycomb. We are having all of the common area valve boxes sealed through out the community. Please contact Cathy at ADAM LLC should you notice any bee activity in any of our common areas.

Home of the Quarter Congratulations!

The winner this quarter is...6210 S. Wheaton! You will receive a \$25 gift card to Home Depot! Thank you for keeping your yard so clean and beautiful and adding to the beauty and value of our community!

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:

October 1, 2010
January 2011

HOA BOARD MEETINGS

Please plan to attend our HOA Board Meetings:

August 19th

LOCATION: Senita Valley Elementary School
6:00p.m.

September 16th

LOCATION: National Self Storage Lobby, 7555 S. Houghton Road,
just south of Valencia Road next to Brake Max
6:00p.m.

October 21st

LOCATION: National Self Storage Lobby, 7555 S. Houghton Road,
just south of Valencia Road next to Brake Max
6:00p.m.

ADAM LLC

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

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