



Mesquite Ranch News & Views
<http://www.mrhoa.net>
New and updated website!

January 2011

PRESIDENT'S REPORT

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President

Shay Pedersen
Vice President

Vacant
Secretary/Treasurer

Renee Williams
Director

Maureen Gwillam
Director

Lourdes Ross
Director

Stephanie Daniel
Director

Committee Liaisons

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Lourdes Ross
Pool

Shay Pedersen
Landscape

Della Ellis
Finance

Renee Williams
DRC

Maureen Gwillam
Social

Renee Williams
Newsletter

Stephanie Daniel
Compliance

Now that the Holiday Season is coming to a close I would like to thank all those who made the neighborhood such a festive place. It was heart warming to see families going through the neighborhood looking at the beautiful yard decorations. I believe these are the types of things that make mesquite Ranch such a wonderful place to live.

As this is the time of year many set goals for the coming year, I hope more Homeowners will add "getting involved in the HOA". The more homeowners who are actively involved in the running of their community the better the neighborhood becomes. If anyone is interested please attend a meeting and see what the Board and committees do. We have openings on most committees and we also have a vacant officer position. For those who don't feel that they have the time to work on a committee or serve as a board member should at least attend one meeting a year to let the board hear their views and concerns on their neighborhood. The meeting is held at the office of National Self-Storage the third Thursday of each month at 6:30 PM. See the HOA Board Meeting section of the Newsletter for posted 2011 meetings.

Larry Smith
President
Mesquite Ranch Homeowners Association

Environmental Advisory Committee – January Meeting

The Environmental Advisory Committee is being formed to advise the Board and standing committees on issues related to conservation. The committee will decide the most pressing issues within our community. The types of issues the committee may address are water, paper; electrical use and solar and reclaimed water use along with trash and recycle issues. The committee will have its first meeting at the **east pool on January 15, 2011 from 10:00 to 11:00** and will meet once a quarter or as needed.

We need committee members. Please consider being a founding committee member by joining me to form this new committee.

Larry Smith
Interim Chair
Environmental Advisory Committee

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 Reminders

- **Storing vehicles on property - CC&R's Article 5.2.13 Trucks, Trailers, Campers, Boats and Motor Vehicles**. No motor vehicle, motor home, mobile home, trailer, camper shell, detached camper, boat, boat trailer, snow mobile, jet ski or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed, repaired or stored on **any** Lot or on any street so as to be Visible From Neighboring Property (including but not limited to any Common Areas, Limited Common Areas or street, public or private).

Parking vehicles and/or utility trailers behind gates is not permitted if it can be seen from the street or neighboring properties. You may however, consider a solid black metal screen on your gate as other homeowners have done this. If your vehicle is not too tall and can not be seen over the height of the fence/wall – then a black metal screen may be your answer.

Adam LLC's last drive through shows several homeowner lots to be in violation of the above. Please make sure you are in compliance.

- **Travel Trailer/Campers**: If you are planning a trip and need to bring your camper to your home to get it ready, please email Cathy Meek at Adam LLC and let her know the camper will be parked outside your home (include date and time period). The association does allow a complimentary 24 hour period in which you may do this to prepare for your trip or unload and clean up after your trip. Otherwise, she does not know how long your camper has been parked on the street, therefore, a violation letter will automatically be generated. Email Cathy at: cathym@adamllc.com

- **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. The Board is receiving an increase in complaints about homeowners not cleaning up after their pets. Please do your part.
- **Parking - CC&R 5.2.30** 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.
- **Sheds:**
3.2 Structural Additions
3.2c 5 Detached, portable storage sheds cannot be visible and cannot exceed the height of the surrounding wall. Storage sheds are not permitted in front yards, or side yards in front of the privacy wall.
- **Commercial Vehicles - CC&R 5.2.31**
No vehicle shall be permitted to park on a lot if the exterior of the vehicle contains or exhibits any signage relating to a commercial enterprise or commercial activity that is visible from the exterior of such vehicle, except such signage that is limited to the exterior driver or passenger door of such vehicle shall be permitted. No vehicle shall be permitted to park on a Lot, even if such vehicle otherwise qualifies under Section 5.2.13, if such vehicle is used for commercial enterprise or activity and such vehicle has ladders, work beds, lights and/or other commercial items attached to or hanging from such vehicle so as to be visible from the exterior of such vehicle. This provision does not apply to temporary parking by vendors, repairmen, or the like.

Maintenance and Repainting of Stucco Walls

It’s been nearly 8 to 10 years since our community was built. The stucco walls facing the outside of the subdivision and some inside the community are beginning to show the need for maintenance and paint. Those of you who have a stucco and painted exterior wall are owners and maintainers of those walls. Adam LLC has begun sending out letters letting you know it is time to repair and repaint your exterior wall. The HOA Board has included a complimentary discounted painting bid with a contractor making it easy for the homeowner to call and contract directly for this work. You may also wish to repair and paint yourself or hire your own, which is fine. The walls must be repainted the exact same color as the color you currently have – no exceptions. It will be the homeowner’s responsibility to contact Cathy Meek at Adam LLC letting her know when your wall has been repaired and painted so she can remove you from the violation list.

Home of the Quarter Congratulations!

This was a very tough one this year. There were about 6 homes who all truly deserved the award. However, a winner was chosen. The winner this quarter is... 10685 E. Ravenswood!

You will receive a \$25 gift card to Home Depot! Thank you for getting into the holiday spirit and for adding some holiday beauty to the community!

Thank you to ALL of the homes who decided to light up this season! We love to drive through the community and look at all the beautiful decorations and holiday spirit! There were so many beautifully decorated homes! It’s always hard to choose a winner!

HOA BOARD MEETINGS

Please plan to attend our HOA Board Meetings:

January 20, 2011

February 17, 2011

March 17, 2011

April 21, 2011



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 3:00p

HOA Meeting are held at: 7555 S. Houghton Road, just south of Valencia Road next to Brake Max. Meetings starts at 6:30pm. Homeowners are encouraged to attend!.



A Different Association Management Company, LLC

516 East Fort Lowell Road
Tucson, AZ 85705
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Mesquite Ranch Homeowners Association

Dear Homeowner:

Recently you received your 2011 coupon books to pay your homeowner association dues. You will be pleased to see that the Board of Directors has not raised the monthly dues. Please be sure to include a coupon with your payment. This will assist us in making sure your payment is applied to the proper account in a speedy and accurate manner.

You have a few options in which you may pay your assessment.

1. If you use a bill pay service through **your own bank** such as "bill pay" or online banking, be sure to use the address on the coupon. **Also, make sure you changed the Payee information to Alliance Bank as we changed banks several months ago.**

2. Mail your assessment payments

Mail your payments with coupon to:

Mesquite Ranch Homeowners Association

C/o ADAM,LLC Processing Center

PO Box 96573

Las Vegas, NV 89193-6573

Be sure the check is made payable to Mesquite Ranch HOA

On behalf of all the employees at A Different Association Management Company have a prosperous and wonderful 2011.

ADAM LLC

Mesquite Ranch Homeowners Association

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