



Mesquite Ranch News & Views
<http://www.mrhoa.net>
Keep current and visit our website often

June 2011

President's Report

Board of Directors

Larry Smith
President

Shay Pedersen
Vice President

Dennis Davila
Treasurer

Sue Fry
Director

Michael Meyer
Director

Renee Williams
Director

Vacant
Director

Committee Liaisons

Terry Hlivko/
Pool

Shay Pedersen
Landscape

Dennis Davila
Finance

Michael Meyer
DRC

Renee Williams
Newsletter/Website

Vacant
Social

Vacant
Compliance

Dear Homeowners,

A very successful Annual Meeting was held May 19th at Senita Valley School. Your election Ballots were counted and the members elected three new Board Members. It was nice to see more Mesquite Ranch Homeowners taking the opportunity to become an active part of our Homeowners Association. If any Homeowner would like to become involved we are seeking members to serve on Committees and currently have one Board vacancy.

The Board and Officers have a busy year ahead. The current housing market and economy challenges every community and HOA. The balance between short term solutions and long term needs of the neighborhood is the existing dilemma for all HOA Boards. The Board's duty is to enforce the CC&R, s and work towards improving home values is more important now than ever.

I would like to extend a personal invitation to every Homeowner to attend at least one general Board Meeting this year. See what we do and see if you can help.

Larry Smith
President
Mesquite Ranch HOA

Wall Repair and Painting – Deadline Approaching

The deadline of June 30, 2011 for wall repair and painting of those homeowner lots who have stucco walls is fast approaching

The original painting of the walls was done by Dunn Edwards Paints. There were three colors used. Please visit Dunn Edwards Paints at 7525 East Broadway Boulevard to match the color of your wall as they have the paint samples in their HOA book at this store. Those colors are:

Regency Cream DE5325
Field of Wheat DE5262
Saddle Brown DE5264

For those who contracted with Five Star Painting – they have already let Adam LLC Management know you are in compliance. If you chose to do your own wall, you MUST notify Adam LLC prior to June 30th so they can remove you from the violation list.

NOTE: Wall paint pallets are at Dunn Edwards (Broadway)
Home paint pallets are at Frazee Paints (Rita Ranch)
If you are re-painting your home, you will need to visit Frazee Paints.

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
- **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.

Pet reminders

Barking Dogs: Management is receiving many complaints from neighbors of barking dogs. The HOA can send friendly reminders to a homeowner letting them know their dogs are annoying the neighbors, however, the HOA is unable to issue violations for barking animals. If necessary after a homeowner has received a letter, you will then need to work directly with Animal Control. Just a courtesy reminder to all of you homeowners who have dogs that bark, please be considerate of your neighbors – especially at night but not to forget about our many people who sleep during the day and have day jobs.

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.

Leash Law: There was concern among homeowners at the May meeting that many pets are not being walked on leashes. This causes safety concern and even though you are sure your pet won't harm anyone, you and your pet are a stranger to others. We do have a leash law in Tucson and your pet(s) MUST remain on a leash at all times when not on your property.

HOA Board Meetings

Please plan to attend our HOA Board Meetings:

July 21, 2011

August 18, 2011

September 15, 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!.

WELCOME NEW BOARD MEMBERS

We are pleased to welcome Dennis Davila, Sue Fry and Michael Meyer to the Mesquite Ranch Homeowner's Association Board of Directors. All three were voted on the Board during the annual meeting in May. Dennis will be our Treasurer, Sue will be handling the newsletter and Michael will be the DRC Chairperson. Thank you for volunteering your time to serve on our Board.

HOA Board Member Vacancy

The Mesquite Ranch HOA Board has a vacancy. If you are interested in volunteering your time to our community, please contact Cathy Meek at Adam, LLC by email: cathym@adamllc.com or at 624-1206. She will provide you with details.

Recent Neighborhood Solicitation

Homeowners who attended the May annual meeting reported that Mesquite Ranch has been experiencing an increased in door-to-door solicitation and witnessing. The HOA Board explained there are "No Solicitation" signs at subdivision entrances (with Arizona Statue), but the HOA itself cannot do more. However, homeowners, individually, might do several things: 1) Report the solicitation to the police when it is occurring in hopes that they can come out and ticket these individuals (you should have as much information as possible when calling them regarding the solicitation); 2) post a small "No Solicitation" sign/sticker, on your gate, door; 3) answer the door, and tell them solicitation, trespassing and witnessing in this neighborhood is against the law; phone the business or organization whom the solicitor represents to let them know that it is against the law in this neighborhood. Point out to them that all five entrances have these signs and they should have seen them before entering the neighborhood.

Natural Wash/Common Area Destruction

Adam LLC management has received several calls and it has been brought to the HOA's attention that recently young kids and their parents are digging paths and building hills for biking in the Natural Wash area.. Plants have been flattened and dirt rock (water) barriers are being removed.

The Natural Washes and Common Areas belong to the HOA and are NOT homeowner's private property. This activity needs to cease immediately. It is imperative that all natural vegetation and land design be left in its original state.

Anyone witnessing this activity, please contact our police department as well as Adam LLC. It is important that these areas not be disturbed causing water to redirect into drains, streets and homeowner's yards during monsoon and rains. It also costs our HOA unbudgeted funds to repair.

Dead Tree Removal/ Discounted Fees

For homeowners who will be removing their dead trees. Northwest Landscaping will be removing over 50 trees throughout the HOA's common areas. They are offering a reduced fee to remove homeowner's trees when piggybacked off their schedule to remove the HOA's trees. Email Jim at Northwest Landscaping a call to obtain your quote and schedule your tree for removal.

JimM@nwlandscaping.com

Pool Reservations

With summer upon us, the pools are busy, it is important that you contact Cathy Meek at Adam LLC for Pool Reservations when holding a gathering. She will check the calendar to make sure another event isn't already scheduled for the pool of your choice. Please go to the Mesquite Ranch website to print your pool reservation form AND pool reservation policies. <http://www.mrhoa.net> then click on Forms & Documents.

EMERGENCY POOL PHONES: Emergency phones were installed at both pools this Spring. These phones are for emergency use only and therefore they do not have the same features as a standard phone. The phones are speaker type so they don't have a hand set. A large button is pressed to get a dial tone and to disconnect from the call. These phones will not receive incoming calls and will not connect a toll or long distance call. The maximum call is limited to nine minutes in length. **In case of emergency push the button and dial 911.**

Environmental Committee Meeting

The Environmental Committee is currently evaluating electrical use in the common areas. The next meeting will be July 16th at 8:30 a.m. at the east pool. All Homeowners are welcome

Mesquite Ranch Rental Amendment

To clarify the Rental Amendment not allowing rentals in Mesquite Ranch, we are including the recorded amendment with your newsletter. Please familiarize yourself with this amendment to the Mesquite Ranch CC&R's. This amendment was adopted by a 2/3 majority vote from the homeowner community – which means over 400 signatures were collected to pass and amend. It was amended to protect the values of properties and keeping rental ratios low vs homeowner occupied homes to satisfy lenders who don't want to see high percentages of rentals in an area they are lending money in. Mesquite Ranch homeowners are not permitted to rent their homes or sell them to investors per the amendment. Please note, the Board members in 2005 were **not** responsible for this change – this change was brought on by the individual homeowners in Mesquite Ranch. Due to a lack of understanding of how this amendment was implemented, the Board has been asked recently to remove this policy allowing everyone to have the opportunity to rent their homes under any circumstances. Since this was voted by the community and *not an HOA Board voted/implemented change*, the Board will continue to enforce the amendment on behalf of the majority of the community. The Board can not override the community vote nor will they involve themselves in facilitating any changes to this amendment. However, any individual homeowner of record may choose to go through the formal process of reversing the amendment and removing and/or changing it by establishing a quorum and a 2/3 or more majority ballot vote making the rental amendment go away. For more information on this process you would need to contact Cathy Meek at Adam LLC.

Again, this was **not** a Board implemented change. It **was** implemented by the homeowners here in Mesquite Ranch and can only be changed by the majority homeowners.

ADAM LLC

Mesquite Ranch Homeowners Association

516 E Fort Lowell Rd

Tucson AZ 85705

(502) 624-1206