



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

March 2011

A message from our Landscapers

Board of Directors

Larry Smith
President

Shay Pedersen
Vice President

Dennis Davila
Treasurer

Renee Williams
Director

Maureen Gwillam
Director

Lourdes Ross
Director

Stephanie Daniel
Director

Committee Liaisons

Terry Hlivko/
Lourdes Ross
Pool

Shay Pedersen
Landscape

Dennis Davila
Finance

Renee Williams
DRC

Maureen Gwillam
Social

Renee Williams
Newsletter/Website

Stephanie Daniel
Compliance

Dear Homeowners,

The last three months have been weather challenging. First, in November we had a severe freeze that sent everything into dormancy. This freeze was the first of the season and the plants were ready for it with reduced watering, cooler temperatures and reduced sunlight. Then we went into a warm spell and some of the groundcovers and small shrubs started to green up, some bloomed longer. They were trimmed to keep greenery however no new growth came about. Water was kept to a minimum in December, which serves as an insulation to some degree. Then there was rainfall in which soil moisture was plentiful. When plants are in dormancy water needs are reduced greatly. With no active growth the roots will not transport moisture; they just start rotten killing the plant, thus minimum irrigation watering.

The last freeze will do the most damage; it was by far the coldest and cellular damage in the plant can occur. Plants like the Bougainvillea and Jacaranda trees may have lost all their top growth and could suffer root damage. I know the plants may look dead and there may be some that actually did die from the cold, however 95% will start to come out soon as the temperatures start to warm. Night temperatures and soil temperatures will do more to start the new growth than daytime temperatures. We are looking forward to the upcoming weeks to see their fate and begin revitalization of the landscape as a whole.

In conclusion, the cold spells may cause some plants deaths and the plants may remain in dormancy longer (June) but the good side is fewer bugs this year!

Thank you
The Groundskeeper
Larry Park

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.

UNUSUAL ACTIVITY AT POOLS AND BATHROOMS

It has been brought to management's attention that there is currently unwanted activity occurring in the pool bathrooms. Chairs and lounges are being brought in the bathrooms at both pools. Cigarette butts are littering the bathrooms and there seems to be a problem with the men's bathroom constantly clogging the toilets. Just a reminder that pool key cards are being monitored and are the responsibility of the homeowners whose key is used to access the gate. If you notice anything suspicious please call 911 or contact management even after hours with the time of the activity so that the keycard can be tracked.

HOA BOARD MEETINGS

Please plan to attend our HOA Board Meetings:

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!.

WELCOME DENNIS DAVILA

We are pleased to welcome Dennis Davila to the Mesquite Ranch Homeowner's Association Board of Directors. Dennis is taking over the position of Treasurer/Finance Director. He and his wife and their two boys moved into the Mesquite Ranch neighborhood in April of 2010. Their oldest son attends Senita Valley Elementary school. Dennis looks forward to being a part of both the association and its board of directors and helping keep Mesquite Ranch a wonderful place to live. We would like to thank Della Ellis for several years of dedication and hard work as our outgoing finance director.

**MESQUITE RANCH HOMEOWNERS ASSOCIATION
NOMINATIONS FOR BOARD OF DIRECTORS**

Mesquite Ranch Homeowners Association Board of Directors, is currently seeking nominations for three (3) board positions that will be voted on and announced at the Annual Meeting on May 19, 2011.

If you wish to seek election, or would like to nominate a homeowner for the 2011–2012 Board of Directors, please list your nominee(s) below, and return this form to Cathy Meek at ADAM LLC 516 E. Fort Lowell Rd, Tucson, AZ 85705 **no later than April 22, 2011.** If you are nominating a homeowner other than yourself, please seek his/her consent to be nominated.

We are also looking for anyone interested in volunteering to be on the DRC (Design Review) Committee. This position involves considering individual requests submitted by homeowners for improvements to their property to determine whether they are within the Guidelines of the Association.

If you have any questions about serving on the Board of Directors or about the election process, please feel free to contact Cathy Meek at ADAM Management. cathym@adamlc.com

Mark your calendars: May 19, 2011 ANNUAL MEETING
Location: Senita Valley Elementary
Time: 6:30p.m.

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**Mesquite Ranch Homeowner's Association
NOMINEES FOR 2011-2012 BOARD OF DIRECTORS**

Name Address Phone

Name Address Phone

Name Address Phone

Submitted by: _____

Address _____ Phone # _____

March 2011

Mark your calendars: May 19, 2011 ANNUAL MEETING
Location: Senita Valley Elementary
Time: 6:30p.m.

ADAM LLC

Mesquite Ranch Homeowners Association

516 E Fort Lowell Rd

Tucson AZ 85705

(502) 624-1206