



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

Fall
November 2010

PRESIDENT'S REPORT

Board of Directors

Larry Smith
President

Shay Pedersen
Vice President

Vacant
Secretary/Treasurer

Renee Williams
Director

Maureen Gwillam
Director

Lordes Ross
Director

Stephanie Daniel
Director

Committee Liaisons

Terry Hlivko
Pool

Shay Pedersen
Landscape

Della Ellis
Finance

Renee Williams
DRC

Vacant
Social

Renee Williams
Newsletter

Vacant
Compliance

As your new Board President I would first like to thank our past President Shay Pedersen for the excellent job she did while serving two terms as our HOA President. I will work hard to meet the Standards set by Shay and the other past presidents that have served you homeowners so well. The Annual meeting also gave us a few new Board Members and a couple of Committee assignments, the more homeowners we have actively involved in our HOA the better the association becomes. We do still have an opening for a Secretary/Treasurer and we could use more members on the Committees. If anyone would like to help please come to a meeting and see what we do and how you can help.

The current housing market and economy create a difficult time for all homeowner associations and neighborhoods. Your Association is dedicated to keeping Mesquite Ranch a desirable neighborhood to own a home. The Board wants to accomplish its required duties at the lowest possible cost. While most HOA's are raising dues the Mesquite Ranch Board has been able to hold ours at the current level. We hope to continue this trend as long as we can. The cost of water/sewer and trash has gone up for the HOA just as it has for every homeowner but the HOA does use a lot of water. A committee is now being formed to review our environmental issues and look at other conservation ideas. See the article on the Environmental Advisory Committee.

Larry Smith
President
Mesquite Ranch Homeowners Association

Environmental Advisory Committee

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 **November 13, 2010 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.
- **Axel Grease** – Just a reminder, due to vandalism at our pools, we have added Axel Grease to the tops of the wrought iron bars surrounding the pools to keep the teenagers from climbing over. If your child should have grease on their clothing then most likely they have been trying to enter the pool areas without using keycards. Due to the thousands of dollars spent in repairs over the past couple years, we have a zero tolerance of vandalism. Prosecution of vandalism crimes is imminent.

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. Beginning in January Adam LLC will be sending out letters letting you know it is time to repair and repaint your exterior wall. The HOA Board will work with Adam LLC in obtaining a 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.

HOA Payment Coupons

Payment coupons for 2011 will be mailed soon. You should receive these directly from Alliance Bank. HOA payments are due: January 1st, April 1st, July 1st and October 1st 2011.

Home of the Quarter Congratulations!

The winner this quarter is...**10588 Oakbrook!** 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!

Holiday Lighting Contest

As usual, we will be conducting our annual holiday lighting contest. In lieu of Home of the Quarter for January, we will be picking a winner based on holiday decorations. So, if you'd like the chance of winning the \$25 Home Depot gift card, deck your house out in holiday spirit! The most beautiful, festive, tastefully decorated home will take the prize! Judging will be done the week before Christmas Saturday.

HOA BOARD MEETINGS

Please plan to attend our HOA Board Meetings:

November 18, 2010

January 20, 2011

February 17, 2011

March 17, 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!.

ATTENTION FACEBOOK USERS

MRHOA has a group page on Facebook. Look us up on "Mesquite Ranch Homeowner's Association Neighbors" and join! This group was created to foster new friendships and good relationships between neighbors in the Mesquite Ranch Development.

We encourage you to write a little note about who you are under the "Discussions" tab and feel free to post nice neighborhood friendly pictures. Announcements for MRHOA events will also show up on our page if you join. Handy!"

*Mesquite Ranch Neighborhood Association
(MRNA)*

www.mesquiteranch.org

NOT TO BE CONFUSED WITH MESQUITE RANCH HOMEOWNER'S ASSOCIATION (MRHOA) – TWO DIFFERENT BOARDS YET ALL RUN BY MESQUITE RANCH HOMEOWNERS!

**MESQUITE RANCH NEIGHBORHOOD ASSOCIATION TO LAUNCH NEW
COMMUNITY SERVICE**

The Mesquite Ranch Neighborhood Association (MRNA) would like to inform homeowners of a new community email subscription service designed to periodically inform all subscribers of MRNA meetings, agendas, news events, and upcoming community activities. The new service is called MRNAInfo and was actually successfully established in 2007, but after moving electronic services to another service provider, MRNAInfo was temporarily suspended. The MRNA has re-established MRNAInfo as a means to quickly and efficiently communicate important community updates to those who subscribe to the service.

If you would like to subscribe to MRNAInfo, point your web browser to <http://lists.mesquiteranch.org/mailman/listinfo/mrnainfo> and follow the subscribe instructions. MRNAInfo emails flow in one direction only, MRNAInfo to subscribers. Subscriber's personal information is never shared, sold, or made available to the public. So subscribe to MRNAInfo today. It's fast, easy, and informative!

MRNA Meeting Schedule

The MRNA Board of Directors have suspended regular neighborhood association meetings from November to Spring of 2011. The next meeting has not been scheduled however there are two ways to ensure you will know when the next meeting is scheduled. The easiest and most efficient way to be notified is to subscribe to MRNAInfo (see above article on subscribing). The second way to determine when the next MRNA meeting will be held is to point your browser to the official MRNA website at www.mesquiteranch.org. Which ever way you choose, you can be sure you'll have the most up-to-date community info on upcoming meetings, community news and neighborhood services that are available to all residents!

The homeowners of Mesquite Ranch would like to thank the Neighborhood Association for all their hard work in coordinating our recent community yard sale and arranging for the city dumpsters to be delivered around our neighborhood. Please support them by attending meetings, BBQ's and free movie nights!

ADAM LLC

Mesquite Ranch Homeowners Association
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