



Mesquite Ranch News & Views

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October 2011

President's Report

Board of Directors

Larry Smith
President

Shay Pedersen
Vice President

Dennis Davila
Treasurer

Mike Cherry
Director

Michael Meyer
Director

Mike Sunday
Director

Renee Williams
Director

Committee Liaisons

Mike Sunday
Pool

Shay Pedersen
Landscape

Dennis Davila
Finance

Michael Meyer
DRC

Compliance
Dennis Davila

Renee Williams &
Mike Cherry
Newsletter

Compliance
Dennis Davila

Environmental
Larry Smith

Dear Homeowners,

Your Board of Directors has spent most of their time the last few months dealing with the Mesquite Ranch home rental issue. The issue has been resolved; if anyone would like more information please visit the Mesquite Ranch HOA website. Those Homeowners who **are renting** out your home please remember to provide your Tenants with a copy of the CC&R's so they know the requirements of living in Mesquite Ranch. The Homeowner is responsible for the HOA violations actions of the Tenant.

I'm happy to report we have two new Board members. We finally have a full Board of 7 members. The Board members have also taken on more committee assignments and I'm sure they are all looking for more committee members. Anyone one who has been thinking about getting involved in the Mesquite Ranch HOA, this would be a great time to do so. If you're not sure which committee to serve on please come to a meeting and talk to the committee chairs.

The Treasurer and Finance committee have put together the budget for next year and we have good news. In spite of rising expenses and reduced income we will not need to raise dues this year. Great job Dennis!

Larry Smith
President
Mesquite Ranch HOA

NOTE: This is the last HOA Newsletter for 2011

SPEED LIMIT IS 25 MPH – PLEASE SLOW DOWN

Please remember the neighborhood speed limit as well as Bilby and Poorman Roads are 25 miles per hour. Remind other members of your household who drive as well as guests who may be visiting you. Please slow down in the neighborhood, look both ways at intersections and be especially careful when you see children at play.

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).
- **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 primarily reserved for visiting guests and not for homeowners' additional parking spaces. Homeowners are reminded to park vehicles in the garage spaces first. Any additional vehicles would then be parked in the driveway. 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 and make sure not to block the sidewalk with your parked vehicles.
- **Sheds:**
3.2 Structural Additions
3.2c 5 Detached, portable storage sheds cannot be visible from the street and cannot exceed the height of the surrounding wall when placed in your side yard behind the privacy wall. Storage sheds are not permitted in front yards, or side yards in front of the privacy wall. Storage sheds may not exceed 7 ½ feet if placed in the rear yard. Neighbor approval and a color sample must be submitted to and approved by the DRC prior to installation.
- **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 night 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: Not all pets are 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:

October 20, 2011

November 17, 2011

NO MEETING DECEMBER - HAPPY HOLIDAYS!

January 19, 2012



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 Mike Cherry and Mike Sunday to the Mesquite Ranch Homeowner's Association Board of Directors. They were voted onto the Board during the August meeting.

HOA Board Member Vacancy

The Mesquite Ranch HOA Board will soon have 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 xt. 308 She will provide you with details.

Mailbox Numbers

It has recently been noted that some homes do not currently have address number tiles on their homes or their mailboxes. This makes it difficult for management, mail services as well as emergency services to correctly identify a home. If you are missing house tile numbers and/or your mailbox numbering, please try to have these added asap. We realize one builder did not finish adding mailbox numbering when the subdivision was complete. The builder is not willing to correct this situation so this is the homeowner's responsibility.

DRC – Design Review Submittals/Deadline

submitted by DRC Committee

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.

Calling for DRC Volunteers

submitted by DRC Committee

DRC Committee members needed. We are looking for a few individuals to serve on the DRC Committee. This committee reviews design submittal requests monthly and will require apx. 1 1/2 hour evening meeting once per month and access to email. If you have time to volunteer, please contact Cathy at Adam LLC so she can forward your information to the DRC committee. With our HOA Board positions all filled, it is our hope that we can also fill this committee with super homeowner volunteers. It's never too late to get involved with our community!

HOA Payment Coupons

This will be our last HOA newsletter for 2011 so we want to remind you payment coupons for 2012 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 2012. You can also set these up on your Bill Pay to automatically make your quarterly payment so you don't forget.

Parking Vehicles in side yards

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.

HOA Newsletter Advertising – LIMIT 2 ADS PER NEWSLETTER

Several homeowners have expressed the desire to be able to advertise their business in the HOA newsletter. The Board has approved a limit of two business advertisements per newsletter. Starting with the 2012 newsletters we are now accepting business ads on a **first come, first serve basis**. Cost is:

\$5 Business Card/ad
\$10 for ¼ page ad
\$15 for a ½ page ad

The cost of the ad will go back toward the cost of producing the newsletter. To submit an ad, please design your ad and email it to Cathy Meek at Adam LLC. We are unable to design the ad for you so please send it in a Word doc format ready for insertion. You will need to mail Cathy your check for the advertising fee. The ad will not run unless the fee has been received. Please see the following deadlines for the first two newsletters of 2012.

January 3, 2012
April 3, 2012

Landscaping

submitted by Landscape Committee

This is the time of year, after all the wonderful rain we get, that our shrubs and trees are really beginning to flourish. They are green and healthy and beautiful. However, they can easily become overgrown if we don't give them a little extra care this time of year. Regarding trees and shrubs, our CC&R's state that:

5.2.5 Maintenance of Landscaping and Driveways.

All trees shrubs, plants and ground covers shall be timely and properly trimmed (including, without limitation, the removal of dead wood there from) according to their plant culture and landscape design and shall be watered and fertilized at such times and in such quantities as required to keep them alive and attractive. Any dead tree, shrub, plant or ground cover shall be removed and replaced immediately. All bed areas shall be kept free of weeds and cultivated periodically as needed.

Weeds are another type of plant that flourishes this time of year. Please be sure to keep your yard free of weeds. It is easier to do weekly or bi-weekly maintenance of weeds than to let them grow out of control before they are sprayed or removed. Regular maintenance is the key to an attractive, low-maintenance yard.

On behalf of the Mesquite Ranch Board, all of the committee volunteers and Adam LLC, we wish you all a Happy and Safe Holiday Season!

ADAM LLC

Mesquite Ranch Homeowners Association

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