



Mesquite Ranch News & Views
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April 2014

President's Report

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The association has been very busy this last year! An incredible monsoon rain along with the Houghton road construction did a number on our drainage systems. We have had engineering teams working on assessing the damage, establishing a plan to correct the problem, and performing the work as necessary.

Many homeowners have expressed their dissatisfaction with the current landscapers; we hear you! We see it too. We have been evaluating other companies and will be making a change soon. I can't promise that a new company will fix all, but we are going to try something different.

We had several changes to the pool company this past year and it looks as though we may have settled into a functional groove! The pools had significantly less down time toward the end of the pool season than when the season started. We did have to make several large investments into the pools this past year and we have another big one with the decking around the pools. With the number of families we have in Mesquite Ranch, our pools get quite a lot of use. Having two pools really helps disperse the occupant load and makes them more enjoyable to use. That convenience comes at an increased cost!

As many of you may have noticed we did have to increase the assessments a bit for this year. We worked very hard to keep the increase as small as possible and I am thrilled to report that the finance committee was able to accomplish an increase of only \$1 per quarter.

As always, we are looking for homeowners that want to get involved with the community. We understand that not everyone has the time to commit to being a board member, but there are many other ways to help out too! You can volunteer for a committee or even just take pictures with your Smartphone of the opportunities you encounter while walking or riding our neighborhood. Send the pics to Cathy! Every bit helps!

Have a safe and prosperous year!!

Dennis Davila
President
Mesquite Ranch HOA

Annual Meeting

This year's annual meeting will be held Friday, April 25, 2014 at 6:00 PM on the grass area located at the east pool. Food will be served at 6 and the meeting will begin at 6:30.

Please RSVP to Cathy Meek by email (cathym@adamllc.com) or phone (624-1206 ext. 308) so we can order an accurate amount of food. We look forward to seeing you there!

Assessment increase for 2014

Submitted by the HOA Board President

Over the last year the association has experienced several large expenses that are paid out of the reserve fund. In order to keep the reserve account funded at the level required to meet any potential future obligations, the Board of Directors voted to increase the assessment rate slightly to \$97 per quarter. Increasing assessments is never an easy decision or one the Board takes lightly. Over the last three years the Finance committee has worked and reworked the budget to identify cost saving opportunities. This diligence has allowed the Board of Directors to maintain the assessment levels through the most difficult part of the recession. A healthy reserve fund is critical to the operation of the association as it mitigates the possibility of a special assessment to pay unforeseen expenses. Cathy Meek, our association manager, is a great point of contact if you have any questions about the increase or you can attend a board meeting and we would be happy to answer any questions you might have.

Assessment Payment Address

Submitted by the Property Manager

Please make sure your payments are mailed to the bank lockbox (Mesquite Ranch HOA c/o ADAM LLC Processing Center, P.O. Box 96573, Las Vegas, NV 89193-6573) including if you use bill pay with your banking system. If you haven't corrected it to include the \$1 increase please do so and double check that payments are being sent to Las Vegas, Nevada. Payments are not being accepted at ADAM LLC here in Tucson. You can also go to either the Contact Us or Resources and Forms page on the website to find out how to make your payments online either one-time or quarterly.

Neighborly Reminders

- **Parking Considerations**

Please keep in mind that parking cutouts are primarily reserved for visiting guests and not for homeowners' additional parking spaces (see CC&R – 5.2.30). Homeowners should park their first two vehicles in the garage and any additional vehicles in the driveway. We have so little guest parking available for 619 homes that we really need to leave the cutouts open to guests. Also, please make sure not to block the sidewalk with your parked vehicles so that pedestrians (particularly children walking to school) don't have to go into the street to get past your driveway. Parking in sidewalk areas is not only a safety concern; it is also a city violation (Tucson City Code 20-260).

- **Design Review Committee**

Spring has sprung! It's that favorite time of year when the flowers bloom and the weeds spring up and we get outside to clean up after winter (what little winter we had). I am writing this note to remind everyone that as you begin to do home/yard improvements whether it be improving landscape in front or back, or major projects including painting your house a different color or raising your block wall, it is important you fill out a DRC submittal form and submit it to the management company (ADAM, LLC) prior to beginning your project. The DRC guidelines and submittal form are both available on the website, <http://MesquiteRanch.org> on the Resources and Forms page. Unfortunately, we have seen a significant increase of undocumented projects starting without prior approval and all that does is delay your project until a submittal is reviewed and approved. Our management company does a fantastic job keeping Mesquite Ranch looking beautiful and helping to keep property values as high as possible. We have to do our part as members of this community to partner with them. Thank you in advance for your cooperation!

- **Home Exterior Paint Colors**

When you get ready to paint your home, you do not need to submit a DRC form as long as you are repainting your home the exact original colors the homebuilder used. If you want to change the color of your home, make sure to visit Frazee Paint on Rita Rd. at Houghton Rd. near Frys to choose from one of the approved color schemes for your quadrant of the neighborhood. You do not need to purchase your paint from Frazee Paint, they were only selected to hold on to the color palette for convenience due to their close proximity to Mesquite Ranch. In the past the color palette had an error in which Lennar homes were labeled Richmond American. This has been corrected and the palette is now up to date. Please don't forget, a DRC form and color samples must be submitted to the Design Review Committee if you are requesting to change your colors.

- **Pool Considerations**

Lately there have been some rocks (both large and small) found in the pools. This can cause serious damage that will result in pools being out of commission for repairs and substantial cost to the community as a whole. Our quarterly assessments are used to maintain the common areas and none of us want to see an increase in our costs. If anyone that lives near the pools sees any destructive activities, please contact the HOA immediately with any details available.

We are nearing summer time and an increase in pool use by our residents and guests. Please keep in mind that parties of 6 or more people need to make a pool reservation so that we don't have more than one large group using each pool at a time. The reservation form is available online at [http:// MesquiteRanch.org](http://MesquiteRanch.org) on the Resources and Forms page. There is also a Pool Rules PDF that you should review. Reservations for groups between 6 and 25 people need to submit their request and \$100 deposit 5 days prior to the event, and private parties with more than 25 guests should submit their request at least 45 days prior to the event in order to receive HOA Board approval. If you don't have access to the internet, just call Cathy Meek at (520) 624-1206 ext. 308 and she'll help you make your reservation. Pool reservations are posted on the Events Calendar on the website for convenience in letting the community know what's coming up. One final reminder, a reservation does not grant exclusive access to a pool, it only means that no other private parties of 6 or more will be granted a reservation request during the reserved time.

Construction Update

As you can see, the construction along Houghton between Irvington and Valencia is nearing completion. The landscaping is going in but won't be entirely finished until the end of the summer when they get the last of the cassia shrubs in. I was glad to find out that the landscapers are under a two-year contract to make sure the vegetation gets well established. Due to issues with weather and also the Pima County Fair the top layer of rubberized asphalt won't go onto the roadway until the week of Monday April 27th. Looking further ahead, the bridges on Houghton south of Mary Ann Cleveland are scheduled to begin construction sometime in 2015.

HOA Board Meetings

HOA Meetings are held bimonthly at 6:30 PM on the third Thursday of the month. Meetings are held at the National Self Storage at 7555 S. Houghton Road, just south of Valencia Road next to Brake Max. The annual meeting is held around May at the Mesquite Ranch east pool area. **All homeowners and residents are encouraged to attend!**

Upcoming board meetings: May 15, July 17, September 18, and November 20
Annual meeting: April 25, 2014



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 3:00pm