

Mesquite Ranch News & Views

<http://www.mrhoa.net>

Spring
April 2007

President's Report

2007 Board of Directors

Terry Hlivko
President

Shay Pedersen
Vice President

Della Ellis
Secretary/Treasurer

Tricia Hughes
Director

Renee Williams
Director

Vacant—Director
Vacant—Director

Committee Liasons

Terry Hlivko
Pool

Shay Pedersen
Landscape

Della Ellis
Finance

Tricia Hughes
DRC

Renee Williams
Newsletter

Well, winter is over and spring is here. It is time to start the cleanup of all the plants that froze when the temperatures dipped earlier this year. Northwest Landscaping is working to do this throughout our subdivision, and it is time for all of us to begin to do the same in the front of our homes.

In preparation for the anticipated rains this year, the wash area at Oakbrook has been cleared of all the silt buildup due to prior rainy seasons. This will prevent the soil from washing across the street when the wash is running during this year's rainy season.

We are also in the process of having a new pool filtration system installed at the East Pool. The old one had a cartridge filter that was proving to be too expensive to maintain and not doing a good filtering job. The new system will have a special media that will

filter out particles better than a sand filtration system. Installation should be completed in the next few weeks.

Over the years our furniture at both pools has been destroyed and stolen. We are not in the process of purchasing replacement chaise lounges, tables and chairs for the pool. Please help us to extend the life of the new furniture. If you see children using our furniture to help them jump over the fence, please stop them from using the furniture in this fashion. We have about ten chairs

with broken legs due to this abuse. Help us maintain our association dues (your hard earned money) at the current level.

One last thought. With the warm weather will come more parties at both pools, and the common areas. Please place your requests with ADAM LLC early enough to insure that you are able to reserve the area you want for your party. Please complete the written request form, submit it with your refundable deposit to ADAM LLC and you will be sent the reservation notice to post at the pool announcing your party.

Thanks for your help in making our community a nice place to live.

Terry Hlivko
President
Mesquite Ranch
HOA



Annual Elections – Board Members needed!

All of the current Board members have been serving for 2 to 4 years and come May 2007 at our annual meeting it will be time to elect a new board. Typically, Board members should rotate about every 24 months— however, due to the lack of interest from the homeowners in Mesquite Ranch the current Board members have graciously

continued committing their time to continue to insure our community is being maintained and our property values are protected.

Can you imagine what our community would be like if we didn't have a Board? The current Board highly recommends you become involved in the community as they are starting

to wear down and we desperately need a Board come May. Watch for your annual meeting notice along with your nomination ballot.

If you have concerns within our community then it is time to get involved!

Contact any Board member at: <http://www.mrhoa.net>

Mark your calendars!

Mark your calendars ahead of time! Here are the Board meetings for the next 3 months. Have concerns in our community? Consider attending meetings and get involved. We are currently recruiting both Board members and committee members.

April 26, 2007

May 15, 2007
(this is our annual meeting)

June 21, 2007

All of the above meetings will be held at Desert Willow Elementary School in Rita Ranch @ 9400 E Esmond Loop

Start time for all meetings is 7:00p.m.

Pool Operator Certificates

Two of our Board members have just completed a course with the Pima County Health Department to obtain Pool Operator Certificates. This will allow them to be able to monitor the pool chemical levels in between our regular scheduled pool maintenance allowing us to enjoy much cleaner pools this summer. Their volunteer commitment to our community is very much appreciated.



"Can you rewind that—I couldn't hear because the neighbor's dog is barking AGAIN"

Homeowners with dogs are encourage not to leave your dogs out during the day or night if they have a tendency to bark. The Board has received numerous complaints from homeowners who

Barking Dogs

are frustrated with the disturbance of dogs barking all day and/or all evening.

We remind you to be considerate of your neighbors and please obey the city laws as well.

Please contact Adam LLC for information in filing a formal complaint with Animal Control if you and your neighbor are unable to resolve a barking dog situation.

Neighborhood Watch....Burglary Reported

The Board was recently made aware of a day time burglary in Mesquite Ranch. The Burglary took place in March during Spring Break between the hours of 2:10 & 3:30 p.m. when the homeowner left to run an errand. The thieves climbed over the wall and entered the home through a window.

Please be aware of your surroundings and watch each other's homes. If you are interested in forming a neighborhood watch – please log onto the Mesquite Ranch Neighborhood Association's website at:

<http://www.mesquiteranch.org> and e-mail any of the Board

members.

Forming a neighborhood watch is very simple and our Neighborhood Association Board members (not to be confused with the HOA Board) will help you as well. They can also help you obtain a Neighborhood Watch sign in your neighborhood.

Community Yard Sale and Clean Up

Its that time of year again. Our Mesquite Ranch Neighborhood Association has worked very hard to provide us with a Spring yard sale as well as four large roll-off dumpsters to help us with our Spring Cleaning! The dumpsters will be placed at convenient locations around the community between April 20-30, for collection of trash, lawn refuse, and other bulky items. A list of acceptable and unacceptable items for disposal in these bins can be found at www.cityoftucson.org under the Brush & Bulky Pickup link. In addition, there will be a community yard sale on Saturday, April 21, 2007, so start now to sell those treasures and trash the clutter. Please contact Chip Ellis at 664-2018 or email mrnasecretary@mesquiteranch.org for more information. To see a map of the dumpster locations visit the MRNA website at: <http://www.mesquiteranch.org> and click on the link in the article on the main page.

Please support this event. There is no cost to participate – however, participation support is needed in order for the MRNA to continue providing this to us on a semi-annual basis

Parking Reminder

Once again, a continual reminder to those parking their vehicles in the community cut outs. We are very limited in parking spaces and ask that you please be considerate of your neighbors who need to utilize a cut out space for their guests. These spaces are designated to guests only and all other

vehicles **MUST** be parked in the garage or driveway.



If you are planning a party—you may want to notify your neighbors letting them know you will be utilizing a parking spaces.

HOA Guideline Amendments

Enclosed with this newsletter are two amended HOA guidelines effective April 1, 2007. Those guidelines which have been amended are:

- 1) Sheds
- 2) Recreation equipment – Trampolines

Please read the amended guidelines carefully as you **MUST** submit a DRC Form to erect either of these. Contact Adam LLC if have any questions.

MESQUITE RANCH HOA
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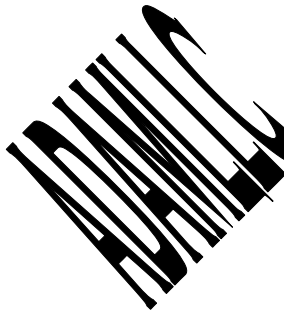
Home of the Quarter

Congratulations to the homeowners at
10669 Avalon Park

You will receive a \$25 gift certificate to Home Depot!
Thank you for your hard work transforming your
yard from winter to summer.

Summer Recreation - Campers/Trailers

With Spring and soon Summer upon us many of you will be getting your campers and recreation trailers out to prepare for trips. Please submit in writing or call Adam LLC letting them know you will need to have your camper or trailer at your residence or in a community cutout for a 24 hour period. It is really hard to determine how long a camper or trailer has been sitting in front of a residence or on the street when our management company is out for their weekly drive through. By writing or calling it will help Adam LLC keep better track. Without a written intention or a phone call, Adam LLC will automatically send a non-compliance letter for violating the CC&R's. You will be given a full 24 hour period in which your camper or trailer may be at your residence in preparation for your trip but it MUST be moved at the end of the 24 hour period.



Mesquite Ranch Homeowners Association
ADAM, LLC
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