



Mesquite Ranch News & Views

<http://www.mrhoa.net>

Mesquite Ranch Homeowners Association

Summer 2008

2008-2009 Board of Directors

Shay Pedersen
President

Keith Jordan
Vice President

Della Ellis
Secretary/Treasurer

Tricia Hughes
Director

Rick D' Alessio
Director

Larry Smith
Director

Terry Hlivko
Director

Adam LLC
624-1206
Ext #0

Committee Liaisons

Terry Hlivko
Pool

Shay Pedersen
Landscape

Della Ellis
Finance

Tricia Hughes
DRC

Rick D' Alessio
Social

Larry Smith
Newsletter

PRESIDENT'S REPORT ANNUAL MEETING

The past year has been full for the Board members at Mesquite Ranch.

1. We had stolen furniture replaced at both pools.
2. Had Board members trained and certified in proper testing of chemicals at our pools.
3. Drained and refilled the East pool to remove heavy mineral content buildup.
4. Worked with one of the original homebuilders in the Community to finally contract for the placement of numerals on mailbox posts to conform with the original specifications set by Diamond Ventures.
5. Contracted for another scarification of water retention areas to induce better water drainage.
6. Worked with the Mesquite Ranch Neighborhood Association to increase our protection from TPD. Many thanks go to their President Randy Pierce for his hard work.
7. Worked with TPD to have one of the youth vandals from our community pay for damage to the concrete trash receptacles inside the pool areas.
8. Finance committee produced another budget and kept our community financially sound.
9. Landscape committee worked with our landscaper to maintain our community to a level that our landscaper won an award from their service association.
10. Hard work from our DRC to provide prompt approvals for homeowner requests.
11. Countless hours of time producing our quarterly newsletter to provide the latest information to all our members.

Terry Hlivko
President-Mesquite Ranch HOA

ANNUAL MEETING

The Mesquite Ranch Homeowners Association held its Annual Meeting at Desert Willow Elementary School on May 15 at 7:00 PM. The election ballots were counted and your new Board was elected. Your 2008-2009 Board is President-Shay Pedersen, Vice President-Steve Jordan, Secretary/Treasurer-Della Ellis, Director-Tricia Hughes, Director-Larry Smith, Director-Terry Hlivko, and Director-Rick D'Alessio. Committee assignments will remain the same, except Larry Smith will become the newsletter editor.

HELP WANTED

Committee volunteers are needed! If you have the time volunteers are needed to help maintain and improve our community. If you're not sure what you can do, review the list of committees and see if one peaks your interest. If you are interested and would like to be on a committee, or just want more information, please contact head of the committee or the management company, Adam LLC.

The **Design Review Committee** receives and considers proposals or plans submitted by homeowners who wish to modify or add landscaping and/or make structural changes to their property. DRC decisions are determined within the parameters of the community's Common Projects Design Guidelines, so familiarity with the guidelines is important.

The **Landscape Committee** is responsible for inspecting the community's common area landscaping. This committee is also the community's liaison with our landscape company, receiving from them and submitting to them information about landscaping issues.

The **Finance Committee**, at the direction of the Board, reviews operating costs and income sources and channels comments and concerns to the Board as necessary. Each year, in late summer, the committee works to prepare, for Board consideration, a proposed budget for the next fiscal year.

The **Newsletter Committee's** responsibilities include determining and writing up pertinent and interesting information for publication in the Association's quarterly newsletters, in order to keep members informed about the goings-on in and around the community.

The **Pool Committee** is charged with monitoring the community's recreational areas--the-pools, ramadas, tot-lots, basketball, tetherball and volleyball courts--particularly for safety issues, and reviews comments and concerns regarding these areas.

The **Nominating Committee** develops a slate of candidates for open Board positions and presents the slate, along with the candidate statements, to the Association membership prior to the annual meeting.

The **Compliance Committee** monitors the status of known violations of the governing documents and holds monthly hearings to determine if sections are necessary to compel offender to comply with the provisions of the governing documents. **(This committee is not active at this date).**

PARENTS AND CHILDREN'S PLAY DATES

Mesquite Ranch Playgroup: The Mesquite Ranch Playgroup is open to children ages 0-5. We meet twice a month on Thursdays from 10:00a.m.–11:30 a.m. Please join our group on these dates:

August 28	East Pool	September 11	West Pool
September 25	East Tot-Lot	October 9	West Tot-Lot
October 23	East Tot-Lot	November 6	West Tot-Lot

Older siblings are welcome when school is not in session.

For more information or to be added to the e-mail list, please contact Shay Pedersen at mrhoashay@cox.net or visit the HOA website at www.mrhoa.net.

BOARD DUTIES

During the past elections I overheard someone say, "Why would I want to be on the Board? They spend all their time dealing with complaints from homeowners." The truth is, this view couldn't be further from the truth. We, as Board members, do spend a lot of time on the regulatory duties required by our CC&R's, but the real challenge is managing the assets of HOA. The Mesquite Ranch Homeowners Association owns more hiking trails, play areas, recreational facilities, open spaces and pools than most City Parks. Maintaining and improving all these areas requires most of the Board's time and energy. In upcoming issues of the newsletter we will profile these common areas. Come to a meeting to see your HOA Board in action!

TREASURER'S REPORT

Total Income June 17,344.55 Year to Date 132,776.65
Total Expense June 22,101.83 Year to Date 123,382.57
Difference June -4,757.28 Year to Date 9394.08

Account Balances:

Us Bank Checking 16,523.85
US Bank Saving 33,635.03

Reserves:

Ed Jones MM 8998.22
CD Ed Jones 8/14/08 20,000.00
CD Ed Jones 9/07/08 20,000.00
CD Ed Jones 12/11/08 20,000.00
CD Ed Jones 11/25/08 20,000.00

Delinquent Fees:

Current 0
Over 30 Days 0
Over 60 Days 1,616.00
Over 90 Days 31,696.75

HOME OF THE QUARTER

Congratulations to 10459 E. Marquette St. for being chosen as our Home of the Quarter! You will receive a \$25 gift certificate to Home Depot! Thank you for keeping your yard nicely manicured and landscaped and for helping to beautify our community!

BILL PAY – HOA DUES

If you are currently set up to pay your HOA Dues through bill pay – just a reminder that even though your funds are immediately withdrawn from your account, it normally takes apx 10 to 14 days for the payment to actually clear and post. If possible, please try to pay at least 2 weeks prior to the due date so your HOA payment is not late as it is posted on the date the funds are received NOT paid. Mark the following dates as these are the dates your quarterly HOA dues are due:

October 1, 2008

January 1, 2009

HOA BOARD MEETINGS

Please plan to attend our HOA Board Meetings

August 21

September 18

All meetings are held at National Self Storage Lobby, 7555 S. Houghton Road, just south of Valencia Road next to Brake Max. Meetings begin promptly at 6:30p.m.

ADAM LLC

Mesquite Ranch Homeowners Association
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Tucson AZ 85705