

Mesquite Ranch News & Views

January 2007

**2007
Board of Directors**

Terry Hlivko
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Shay Pedersen
Vice President

Della Ellis
Secretary/Treasurer

Tricia Hughes
Director

Renee Williams
Director

Vacant—Director
Vacant—Director

Committee Liaisons

Terry Hlivko
Pool

Shay Pedersen
Landscape

Della Ellis
Finance

Tricia Hughes
Design Review

Renee Williams
Newsletter

Vacant
Compliance

Vacant
Nominating

President's Report

It has been 6 months since the new board was elected by the Homeowners at the Annual meeting in May. There have been a number of accomplishments by your new Board since that time. The highlights are as follows:

- We have gone out for bid on all of our services & selected a new management company ADAM, LLC. Transition is complete at this writing.
- We have also selected a new pool service; E-Konomy Pool Service will now be providing our pool maintenance and repair.
- Our landscaping service will continue with Northwest Landscaping.
- The new janitorial service is Jet Janitorial and they are responsible for cleaning and maintaining the rama-

das and restroom areas at our 2 pools.

- Replacement of the damaged covers over the Tot Lots is contracted at this writing and will be completed shortly.
- Finally, we are in the process of reviewing our master insurance certificate and we anticipate being able to provide the necessary coverage for our Association needs at a substantial savings to us all.

Needless to say, we are quite proud of these many accomplishments in the short 6 month timeframe, and because of the hard work of your board and standing committees, we are able to keep the Mesquite Ranch Homeowner's Association dues for 2007 at the same level as 2006.

Our financial condition is very solvent and we have reserve funds for our future needs as planned and required in order to maintain our beautiful community.

We do have 2 Board members who had to resign for personal reasons. As a result, there are 2 Board seats that need to be filled. All interested homeowners may apply for these vacant positions; please contact Bill Maguire at ADAM, LLC (624-1206 option 0#) and he will be happy to take your name to the Board to fill these vacancies.

Thanks and congratulations to all the Board & Committee members for your diligence and hard work this past 6 months. Looking forward to a great 2007.

Terry Hlivko
President-Mesquite Ranch
HOA

HOA Board Vacancies

We can use two new members to start serving immediately.

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 Mes-

quite Ranch the current Board members have graciously continued committing their 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>

Mesquite Ranch vandals have been caught!

“We owe a debt of gratitude to our homeowners who worked so hard in helping us capture these vandals.”

At approx. 9:30pm Wednesday evening, October 4th, two of our homeowners called 911 to report teenage vandals at both the East Pool and the West Pool. We can confirm that these individuals are Mesquite Ranch residents.

TPD arrived with 2 cruisers and questioned 6 to 7 individuals of which 3 were cited and arrested for malicious damage. The youths broke the concrete

barrel at the West & East pool areas, threw pool furniture in the pool, defecated & urinated on the floor of the East pool men's room floor.

A police report was filed and we look forward to a successful prosecution and restitution. More updates will be posted on our website as it becomes available.

A reward of \$250 is offered

to anyone providing information on criminal acts in our neighborhood in which the individuals are caught and a police report is filed. We owe a debt of gratitude to our homeowners who worked so hard in helping us capture these vandals.

Parking in Community Cut-Outs

Once again, a continual reminder to those parking their vehicles in the community cut outs. This does violate our Homeowner's Association guidelines and CC&R's. 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. Due to the increasing complaints from our homeowners we are running license plates and sending first time courtesy reminder letters. Fines will be imposed for those who continue to violate the guidelines.



Community Wash & Common Areas



A reminder to all Mesquite Ranch residents – the common wash area running through the middle of our subdivision is not to be used for ATV's and AT Vehicles. We recently had an incident in which a youngster was riding up and down the wash and nearly hit a pedestrian

walking along this area. All residents are encouraged to call the police if you see anyone riding in any vehicles along this wash. Anyone caught will be reported to the police and restitution of any damages will be sought.

Basketball Hoop Reminder....

Basketball Hoop Guidelines now allow homeowners to place their portable Basketball Poles in the fronts of their homes. However, there are still some guidelines that need to be met in doing so. A gentle reminder:

*

You must receive approval from the DRC Committee. To receive an approval letter from the DRC for the installation of a permanent or portable basketball pole, the basketball poles must be placed in the enclosed rear yard areas, 10 feet from any privacy wall.

- All basketball poles, backboards, rims and nets must be maintained and kept aesthetically pleasing
- Permanent basketball poles to be placed in the front yard will be considered on a case-by-case basis by the DRC. Placement of portable basketball poles must comply with #7 below and must be stored vertically with the base touching the driveway AND be a minimum of 5 feet from the sidewalk, or must be stored horizontally on the side yard of the home.
- (7) As required by the City of Tucson and Pima County ordinances, public rights-of-way (streets, sidewalks, drainage areas, easements) shall be maintained free and clear for access by motorists and pedestrians. Therefore, basketball poles (permanent and portable) should not be placed in these areas.

DRC Submittal Form

Due to the change in our management, our DRC Submittal Request Forms have been revised. Included with this newsletters is the new form you should use when submitting your request. You may also print this form from our website at: <http://www.mrhoa.net>

Treasurer's Report

Great news! HOA assessment rates will remain the same for 2007. With the help of the Finance Committee, the board approved the Mesquite Ranch 2007 Budget enclosed in this newsletter. Additionally, the board has approved several community improvements to take place during the New Year such as replacing the torn tot lot covers, purchasing new pool furniture, and upgrading the east pool to a sand filter as was done during 2006 at the west pool. We have also included additional summer-time pool cleaning funds for

2007 in an effort to make swim season at Mesquite Ranch look very inviting indeed.

In 2006, the pool buildings, pool bathrooms, pool fencing, and the bridge at the basketball court received a fresh coat of paint. We also ended 2006 with several major changes. We have a new management company (ADAM, LLC), a new pool service company (E-Konomy Pool), and a new janitorial service (Jet Janitorial). Our landscape service will remain the same for 2007

(Northwest Landscaping). Also in 2006, we invested our reserve funds into CDs, so that the money we are saving for long term maintenance of our community is earning a higher rate of return.

I look forward to continuing to serve our community as your Treasurer in the coming year. If you are interested in joining the Finance Committee, please feel free to email me at MRHOATreasurer@mrhoa.net.

Thank you,
Della Ellis

"Don't forget to submit your request for modifications and additions to the outside of your home and front/back yards"



**HOME OF THE QUARTER
HOLIDAY LIGHTING CONTEST**

It is always a tough decision picking the winner for the annual holiday lighting contest. So many of you have your homes so beautifully decorated and it is so nice to see so much holiday spirit!

The winner this year is **10412 Rosehill!**

Congratulations! You will receive a \$25 gift certificate to Home Depot! Thank you for participating and for beautifying our neighborhood during the holiday season!

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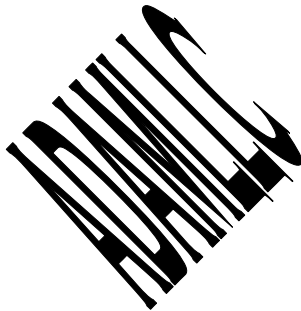
We're on the Web!
<http://www.mrhoa.net>

Community Yard Sale and Clean Up

A huge thank you to our Mesquite Ranch Neighborhood Association Board of Director's and their committee members for hosting our second Community Yard Sale and Cleanup the week of November 3-13.

They have worked very hard to provide us with a Spring and Fall yard sale as well as four large dumpsters to dispose of just about anything we can think of from yard trimmings, broken furniture, bikes etc. There is no cost to participate in this event as the Neighborhood Association pays for all of the advertising.

Please support our Spring Yard Sale and Community Clean Up event in order for the Neighborhood Association to continue providing this to us on a semi-annual basis. Watch for this event as it will be in their newsletter and also posted on their website at: <http://www.mesquiteranch.org/>



Mesquite Ranch Homeowners Association
ADAM, LLC
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