

Mesquite Ranch News & Views

<http://www.mrhoa.net>

Summer
July 2007

2007 Board of Directors

Terry Hlivko
President

Shay Pedersen
Vice President

Della Ellis
Secretary/Treasurer

Tricia Hughes
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Renee Williams
Director

Adam LLC
624-1206
Ext #0

Vacant—Director
Vacant—Director

Committee Liasons

Terry Hlivko
Pool

Shay Pedersen
Landscape

Della Ellis
Finance

Tricia Hughes
DRC

Renee Williams
Newsletter

President's Report

Well, here we are at the beginning of the summer season. There was an error in the last bulletin that said the Association would not be purchasing new pool furniture. New furniture has been purchased. Additional new furniture was ordered and should be arriving within the next 2-3 weeks. There will be new chairs for the tables at the pool areas & a number of additional chaise lounges. We will again have a full compliment of furniture for both the East & West pools to accommodate us individually and for our pool parties. Relax and enjoy.

Now it is important that the new furniture is not destroyed as quickly as the old furniture. The old chairs were destroyed by children using the chairs as a method of assisting them to jump the fence to go in and out of the pool areas. The added stress on the legs caused the breakage. The chairs are designed

to be used for sitting, not standing or jumping on them.

Parents please address the damaged furniture with your teenage children. The day after school was out for the summer break in the Vail district this year, all the pool furniture was found at the bottom of the pools. This is another favorite game that is being played.

In the recent past, there were 3 teenagers caught damaging Mesquite Ranch property. They were arrested and are currently

paying for the damage that they have caused. Needless to say, the teenagers are working to pay off their debt to Mesquite Ranch. Also, their parents have been exposed to our juvenile court system first hand.

Parents, please address the damage issue with your children and the consequences to be paid when they are caught.

Finally, we still have vacancies on the Mesquite Ranch HOA board. For anyone who is interested, please contact ADAM, LLC that you would like to serve on the Board.

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

Terry Hlivko-
President, Mesquite
Ranch HOA



Speed Limit 25 MPH

A reminder to all drivers....the posted speed limit on Bilby Rd and Poorman Rd is 25 MPH. Our neighborhood association has been instrumental in working with the heavy-truck companies along Poorman as well as Pulte and their contractors to slow them to the posted speed limit. We also remind Mesquite Ranch Homeowners to do the same. For the past few months Tucson Police Department has been

issuing tickets to speeders along these two roads....in fact, more tickets have been given to Mesquite Ranch Homeowners than the contractors and truckers. TPD will continue monitoring these roads for us to keep them safe for our families. We also remind you that our posted speed limit inside MR is also 25 MPH. Please keep your speed at or below the speed

Limit -TPD WILL TICKET YOU – you never know when and where they are hiding along Bilby, Poorman or inside MR!

For those of you who missed the newspaper article in April, our Neighborhood Association has been influential in helping find some solutions to our speeding and noise: <http://www.azstarnet.com/>

Please help us identify this individual....

On Sat, June 16th there were three young boys (apx. ages 12-14) swimming unsupervised at the East pool. A homeowner witnessed this boy in the picture below and two others tying each other to the pool chairs with the life ring/rope and then throwing the tied individual into the pool along with the pool furniture. We are very fortunate that the individual(s) being thrown into the pool were able to free themselves. The below photo was provided to the HOA in an effort to help identify this boy and hopefully we are able to identify his friends. This not only could have been a very dangerous situation, but the boys are under the age by Arizona Law to be in a pool area unsupervised without an adult present. Their parents need to be notified.

The HOA will notify this boy's parents to repair and/or replace any damages done by these individuals as we have a zero tolerance for vandalism. Our association (your monthly fees) have paid for thousands of dollars in repairs and replacements at our pools by vandals of our own community. Our vandalism has decreased drastically since the last neighborhood vandals were

caught last October. The parents and boys will be held responsible for any and all repairs and replacements done as a result of the June 16th incident. The HOA should not have to be financially responsible for this – keep your monthly dues from increasing and turn this individual in now.

Several photos were taken of the boys and their activities, but would not reproduce clearly enough for reprint in the newsletter. Without your help, the HOA will be forced to contact police to help us identify this boy through school records.

We ask you to please contact Adam LLC at 624-1206 and ask for Bill Macguire (**you will remain anonymous**). Upon a successful identification you will be paid a reward of \$125 (the photographer of the photos will receive the other half of the reward). Please help us stop the vandalism and also keep our pools a safe environment. Please remember the posted age for swimmers under 16 years of age **MUST** be accompanied by an adult.

"REWARD"

*There is a reward
Offered to anyone
who turns in a
vandal.*

*Call Adam LLC
624-1206
Ext #0*



Reserving the Pool for Gatherings

Per city code – the pool gate **MUST** remain closed and locked at all times whether you are having a party or just visiting the pool. Please **DO NOT** prop the gate open at **ANY-TIME**. You must let your guests in the gate using your

key. If the HOA finds the gate propped open or left propped after a party – a portion of your deposit will be non-refundable and held as a fine. Remember, small children slip inside unsecured pool areas every day.

Please keep those gates closed and locked at all times. The City of Tucson can and will close down our pools if we violate this safety issue.

DESERT BROOM

Why are homeowners asked to remove desert broom from our yards? What's so bad about desert broom? Why do we need to keep this non-native plant in check?

Desert broom is a wispy evergreen shrub of greenish-yellowish color whose stems branch from its roots. It can grow 9-12 feet tall. Although the plant appears to be similar to other bushy vegetation in our community, it is an invasive plant. It is weed-like and competes with--and will kill off--native and "approved" landscape plants. Often it takes a strong foothold within established plants, so it develops a strong root system without much notice.

In the fall, the female plant produces great numbers of cottony seed mounds which can cause irritation for allergy sufferers and are a messy nuisance as they float around at doorways, in garages, and into pools.

The best way to control this plant is to pull young sprouts out by their roots. This means checking our yards periodically to identify the invaders. If allowed to grow tall, the plant will have to be dug out or treated systemically in order not to kill off other plantings in the yard.

If our management company identifies (sends a notice to you about) desert broom in your yard, and you are not sure what it looks like, call ADAM, LLC and ask that the plant be tagged for you so that you can remove/destroy it.

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 for 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 guest parking spaces.

Adam LLC has sent out literally hundreds of parking violations...please don't be one of them.

Pick up that Poop!

There have been numerous complaints that homeowners walking their dog(s) are **NOT** picking up after them. Please pick up all of your dog's poop from the common area, along the walking paths and out of people's front yards! The HOA has recently hired a Pooper Scooper service to come out and help keep our areas clean. We should not have to spend our HOA dollars on this service. But due to the high increase of complaints both the Pooper Scooper service and our landscapers are picking up after **YOUR** pets to help keep our community healthy and clean. Please report or take a photo of anyone you see allowing their dog to poop around our community and then walking away from it. They may end up paying for a month of Pooper Scooper Service as a fine.

We also provide doggy bags in our common areas if you should leave home without one.

Got Stubborn Oil Stains in your Driveway?

Many driveways are beginning to show signs of oil stains. The HOA Guidelines do require that we remove oil from our driveways to keep our community looking clean and inviting. Here is a solution that may help you remove those stubborn stains.

1 small bag Portland cement (not pre-mix, just cement)

1 box of Tide laundry powder

1 good, stiff scrubbing brush (stiff nylon bristles are best, wire can damage the cement)

The cement will help pull the oil out and the tide will clean/bleach the concrete.

Lightly wet the area to be cleaned. Sprinkle equal amounts of Portland cement and Tide over the stain.

Using the brush, scrub the mixture until it becomes a thick paste (add more water as needed, but not too much). Let the mixture sit for 5 minutes. After the mixture has sat for 5 minutes, all a little more water and scrub again. **DO NOT LET THE MIXTURE DRY OUT OR IT WILL BE NEARLY IMPOSSIBLE TO REMOVE.** The more scrubbing, the better the results. Next, hose off the mixture completely. Be careful where you hose off the mixture as this can bleach the street in front of your home and make it look really unattractive.

We have openings on the DRC Committee. Please take pride in your community. Join our committee today!

Contact Tricia Hughes

MRHOADirector1@
mrhoa.net

DRC Committee Report

Just a reminder ... it would help the DRC Committee review your submittal if we have everything we need and it would speed up the process if we don't have to go back and ask for more information which causes you further delay in response as well as frustration. Here are some items we are continually having to request: color photos/pamphlets, setbacks from walls, neighbor approvals, types of plants, trees, or grass, dimensions of structures, design of security door, color of rocks, doors, paint color etc. Also, it might help to read your CC&R's to see if additional information is required, for example a pool would require a deposit. Adding plants requires a list of the type of plants. It is better to send too much information than not enough.

I would like to thank all those homeowners who volunteer on the DRC Committee on a monthly basis! Please remember (DRC Members) are also homeowners in our community who volunteer because we want to keep our neighborhood looking beautiful. Responses to submittals are based on the CC&R's & HOA Guidelines in which every homeowner has received a copy of. You may also access and read them on the HOA website, <http://www.mrhoa.net/> under governing documents. We are always looking for more help so if you're interested please contact me, Tricia Hughes, at MRHOADirector1@mrhoa.net or call ADAM LLC at 624-1206 and speak to Bill Maguire.

Here's what we do on a monthly basis: meet once a month at someone's house to review submittals (ranging from 5-10 submittals) from fellow homeowners, usually this is a week before the HOA board meeting so if there is something that needs board consent, I will bring it to the meeting to look over, we exchange emails during the month usually trying to coordinate a meeting date or replying to a submittal that is getting back to us with information we needed to approve their submittal. The next morning after our meeting, I send all responses in an email to Bill Maguire at ADAM LLC to let him know the approvals, denials, and ones we need more information, he in turn prepares the letters to send out or contacts homeowners to get the information needed and then emails me all additional information requested. I hope this have given you some insight as to what the DRC does.

Tricia Hughes, DRC Chairperson and HOA Board Member

Treasurer's Report

New pool furniture has been ordered! My hope is that by the time you receive this newsletter we will have eight new chairs for each pool and three new lounges for each pool. If the order is not in by your receipt of this newsletter, it should be in shortly thereafter. The board decided it would be better to supplement the existing furniture with coordinating pieces rather than buy all new furniture resulting in substantial savings for the community.

Also, the board is currently considering bids to have the pillars at each of the five en-

trances to the community painted, having the non-skid floors at each pool's bathrooms resurfaced, and having the parking lots of each pool coated and sealed. These improvements, along with the new pool furniture, will help to keep Mesquite Ranch beautiful for many years to come.

The month of July is the month the Finance Committee begins drafting a budget for the coming year and I expect this July to be no different. I will inform you of the committee's progress on the 2008

budget in our next newsletter.

As always, I would like to take this opportunity to invite anyone interested in joining the finance committee to contact me at MRHOATreasurer@mrhoa.net. If you are not interested in the finance committee but have some time to spare and would like to be involved in our beautiful community, please feel free to contact me and I will happily direct you to the appropriate committee chair.

Thank you,
Della Ellis
Treasurer Mesquite Ranch HOA

Stay At Home Parents & Children Play Dates

A couple of our stay at home parents recently coordinated a morning Play Date for our stay at home parents.

The HOA sponsored the first gathering on June 6th held at the West Pool

Please watch for flyers posted on the pool gates for upcoming play dates for stay at home parents and children.

If you are interested in hosting a play date at one of our pools – please contact

Shay Pedersen @ MRHOAVicePresident@mrhoa.net

And she will provide you with information for putting together a fun play date.



HOA Board Meetings

We invite you to attend the HOA Board Meetings. Currently we have 5 to 7 homeowners out of 619 attending the meetings on a regular bases.

All meetings begin promptly at 7:00p.m

July 19

August 16

September 20

October 18

November 15

December TBA

Here are the dates, times and location of the next 5 meetings.

Location:

Desert Willow Elementary School

9400 E Esmond Loop

(in Rita Ranch)

We hope to see you at one.

Basketball/Volleyball Courts

We are glad to see you and your families enjoying our Basketball & Volleyball Courts. We have received a few complaints from homeowners that youth are playing as early as 5:00a.m. and after 11:00p.m. We will be posting a sign stating 8:00a.m. to Dusk and ask that you please refrain using these areas before and after the posted times as we do have families with young children and working people asleep at those times and also those who simply want to enjoy some quiet time . We appreciate your consideration for your fellow neighbors.

Common Areas—Gentle Reminder

Parents....we realize your child is out of school for the summer and may be getting a little bored.

trees to make room for a wood fort complete with a microwave and TV.

moved and are currently trying to track the boys and their parents. Unfortunately, the boys and their parents will need to be financially responsible for the damages.

Unfortunately, we have a group of boys from our neighborhood who destroyed a portion of our common area located at Bilby & Metropolitan by removing natural desert cactus, plants and

We do ask that you not allow this type of activity in the common areas as all homeowners own this land and our HOA dues maintain it. There are also homes along this area.

We have recently had it re-

We appreciate your honesty if you would please come forward by contacting Adam LLC.

MESQUITE RANCH HOA
Managed by ADAM, LLC
516 E Fort Lowell Rd.
Tucson AZ. 85705
Phone: (520) 624-1206- 0#
Fax: (520) 388-4944
E-mail: hoa@adamllc.com
Bill MAGUIRE, Mgr. CAAM, CMCA

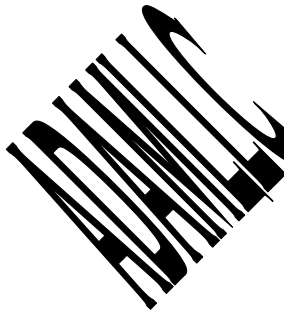
Home of the Quarter

Congratulations to the homeowners at
10467 Ravenswood

You will receive a \$25 gift certificate to
Home Depot!

Summer Recreation - Campers/Trailers

With the summer heat upon us many of you are 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
516 E Fort Lowell Rd.
Tucson AZ. 85705