

Carol Rae

RANCH

March 2009

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(480) 844-2224
ext. 129

www.carolraeranch.org

Paint Policy Update

The newly formed Architectural Committee (ACC) has made changes to our painting policy. Because of our troubled economy, the Committee has dropped the mandate that all homes be painted by the end of 2009. Homes that require painting will be assessed individually. However, to keep our neighborhood looking nice, the ACC is asking everyone to keep their homes in good repair. Please fix any cracks in your stucco and paint that area. Also, paint the foundation area if it is chipped.

The original color palette from our builders and the new color palette from the previous ACC are now the approved colors. Before painting, you will need to fill out a paint request form and submit it to Tri-City Management for approval. The form can be found on our website at www.carolraeranch.org.

Tri-City does have the color palette with the new colors. Dunn Edwards is trying to get the original color palette from the builders. If you have the name or numbers from the original colors please call Tri-City and give them to Debbie Rudd. If you wish to use your original colors and do not have the name or numbers, you may take a paint chip to a paint supplier and they will match it for you. Dunn Edwards gives Carol Rae Ranch (CRR) members a substantial discount; just tell them you are a CRR homeowner. The closest Dunn Edwards is on Southern, west of Power Road.

If we all do our best to keep our neighborhood looking nice and in good repair, we will be able to keep our values from declining even further.

We want to hear from you! Please contact your ACC at patty33@cox.net and let us know if you have any ideas for our community. You can give your ideas or opinions on our website or by coming to our monthly meetings. The dates of our meetings are posted on the website. The ACC's goal is to have an open communication with the CRR Homeowners and welcomes your suggestions.

-Pat Worde, ACC Chair

HOA Website

It is the Board's priority to communicate Board meeting proceedings and community information to all homeowners. Obviously, the best way to disseminate that information is at the monthly Board and ACC meetings. However, not everyone can attend these meetings and so we have deliberated ways to communicate more effectively with homeowners. Newsletters are an effective medium; however, because they are costly to print and mail, we encourage you to use our website.

Please visit carolraeranch.org for updated HOA news, minutes from our last meetings, agendas (usually posted a week prior to the meeting), contact information, pertinent community links and information, as well as an ACC page. In the future, we hope to expand the website to include a community bulletin board (for upcoming community events, lost and found information, etc.) and possibly an open forum for the community. If you have other communication ideas, please contact me at Jacob.hanlin@gmail.com.

-Jake Hanlin, Board Secretary

Increased HOA Assessments

In this difficult economy, we know every dollar is important. Consequently, it was with great contemplation the Board voted in November to raise the monthly HOA rates from \$32/month to \$34/month for 2009. We made the decision based largely on lost assessments from foreclosed homes last year and anticipation of increased foreclosure debt this year.

The financial strain of foreclosures has made it especially pertinent to maintain our reserve funds; these funds are used for major purchases such as playground equipment, new granite, dry well maintenance, irrigation controllers, and more. We determined a slight increase is necessary for our community's fiscal stability.

Maintaining low HOA rates is one of our biggest priorities and we hope the 2009 increase will be sufficient to preserve adequate reserve funds.

For your reference, we are posting anticipated expenditures from our reserve fund for the next several years on our website. For any questions about our community's finances, please come to our annual meeting on April 9 at 7 p.m. The location will be announced on our website.

-Jake Hanlin, Board Secretary

Park Damage and Restoration

The CRR community is currently facing a number of challenges, and one of the most notable is the current condition of the park. As many homeowners have noticed, vandalism and graffiti have increased in the park.

The Board has already contracted to have the fire-damaged ramadas primed and painted, and the park's lighting inspected and repaired. We hope by the time you read this, the work will have been completed. In the future, we are considering replacing the broken bench and other fixtures to restore the park's appearance.

Unfortunately, all of these repairs cost money at a time when the HOA revenues are suffering from the current mortgage crisis. We estimate that foreclosures in our neighborhood are causing approximately \$1000 in lost fees per month. This loss of revenue makes it financially difficult to repair continued damage at the park. Because of this, the Board respectfully asks that all homeowners be particularly vigilant when in the vicinity of the park and immediately report any suspicious activity to the Gilbert Police Department. We have received assurances that the police will respond to these calls. With your help, we can continue to maintain the beauty of our neighborhood. Thank you.

- Phillip Weltsch, Board President

Community Reminders

Please keep in mind that as homeowners we all share the responsibility to adhere to our Association rules; here are a few issues that need attention:

Exterior upkeep:

- Many of us have allowed the paint around the foundations of our homes to peel. If your foundation is peeling, please pick up a quart or two of paint and take care of the problem.
- This spring has brought a large number of weeds to our yards. While it takes some effort to control them, it makes our neighborhood look much better when they are gone. Please be watchful of weeds in your own yard.
- Lawn and shrubbery maintenance is a never-ending task. Please make sure not to let your yard become overgrown. The Board is currently trying to deal with maintenance of homes that have gone into foreclosure.

Dues payment: With association dues paid on a quarterly basis, it can be hard to remember when they need to be paid. About 18% of homeowners had not paid their dues as of January 31. Some missing fees are due to foreclosures, but for many of us, the payment was simply overlooked. To avoid this, and to avoid late fees, please sign up for Tri-City's SurePay program. You can find a SurePay application at www.carolraeranch.org. It is a safe and reliable way to pay your Association dues. Late fees cannot be waived, but they can be avoided.

Overnight street parking: According to our CC&Rs, overnight street parking is not allowed. Occasionally you or your guests may need to park on the street overnight and I doubt anyone would get too upset about that. However, when overnight street parking becomes a habit it creates a poor impression of our neighborhood.

Exterior changes: Whenever you make a change to the exterior of your home including painting (even if it's the same color), lights, landscaping, concrete, etc., you need to get approval from the ACC before doing the work.

- Mike Overson, Vice President