

# Wayne Ranch

Community Chronicles

First Quarter – March 2016

## Community Calendar



**April 23, 2016**  
**Saturday**  
Spring  
Garage Sale



**May 4, 2016**  
**Wednesday**  
Annual Meeting &  
Open Board Meeting  
5:30pm –Simonton  
Elementary School-Library

**August 24, 2016**  
**Wednesday**  
Open Board Meeting  
5:30pm –Simonton  
Elementary School-Library

**October 2016**  
Fall Community Social  
Date to be determined

**November 5, 2016**  
**Saturday**  
Fall Garage Sale

**November 30, 2016**  
**Wednesday**  
Open Board Meeting  
5:30pm –Simonton  
Elementary School-Library

## 2016 Annual Meeting

The Annual meeting is Wednesday, May 4, 2016. The meeting will be held in the Simonton Elementary School Library.

One Board position is up for election this year. If you're interested in running for the board, you will need to provide a short biography or write-up explaining why you would make a great Board Member. The write-up will be included with the Absentee Ballots, providing all owners the opportunity to know a little about each candidate before deciding who they would like to vote for.

The deadline to submit your name & write-up for the Annual Meeting Ballot is April 15, 2016. Please contact Preferred Communities with any questions you may have.

## Neighborhood Watch – Citizens on Patrol

Are you interested in joining a Neighborhood Watch? If so, please contact Bill Moss - he is heading up the Neighborhood Watch in Wayne Ranch. He may be reached via email at [mossix92@gmail.com](mailto:mossix92@gmail.com).

**Why join the Neighborhood Watch?** To help deter crime in **your** community, help protect **your** home, and help the police quickly respond to any issues. In most cases, the presence of a neighborhood watch deters potential thefts in communities.

The Neighborhood Watch is separate from the HOA, but the HOA will support the Neighborhood Watch in any way possible.



## Crime Prevention Reminder

- Please remember to secure your homes and vehicles. Always keep the doors locked.
  - Do not leave garage door remotes inside of vehicles that are parked outside of the garage, even if the vehicle is locked. Thieves are breaking into vehicles to steal the garage remotes. This gives them access to the inside of your home!
  - Do not leave valuables in your vehicle, even if the vehicle is locked.
- Don't let inattention or forgetfulness turn you into a victim.

**CLOSE IT!! LOCK IT!! SECURE IT!!**



**Playground Update:** The Board authorized several upgrades, replacements & repairs to be done in the Playgrounds within Wayne Ranch. You will see over the next month these items being done. To those of you who have used the Horseshoe pit, we are sorry, but due to safety issues, the horseshoe pit is being removed.

If you notice any safety issues with the playground, please call Preferred Communities as soon as possible. Because we do not have an onsite manager, there is not someone monitoring the equipment 24/7. We need your help in reporting issues as you see them.

## Compliance Corner

Are you familiar with the Governing Documents for our community? If not, please take some time to familiarize yourself. They are available on Preferred Communities website: <http://www.gothoa.com/wayneranch.html>

When you purchased your home, you agreed to adhere to the governing documents, as they are considered a restriction on the deed to each Lot and run with the land. The CC&R's authorize the Board to adopt Rules & Regulations that expand upon the CC&R's.

Preferred Communities, nor the Board Members like to identify violations and send notices or collect on unpaid assessments. In fact, we'd rather spend our time doing many other things. However, the Board has a fiduciary responsibility to enforce the Governing Documents. The intent of the collections and violation notices is to keep the community looking nice and maintain or improve property values. If you wanted to live in a community decorated with weeds, unkempt lawns, sheets in windows and vehicles littering the street, you would not have purchased such a beautiful home in an HOA community.

**Did you know that there is an automatic lien on your property when you purchase in an HOA? You have an obligation to pay the monthly HOA Assessments.** Section 6.10 of the CC&R's (page 29) identifies the Board's responsibility to collect on unpaid Assessments. So, if you are one of the owners who has not been paying your assessments, don't be surprised when the Board sends your account to the Attorney or to a 3<sup>rd</sup> Party Collection Agency. It is your duty as a homeowner to pay your assessments and it is the duty of the Board to collect the assessments to pay for the maintenance of the common areas.

**Did you know that homeowners are responsible for maintaining their Lot & all improvements in good condition & repair?** Section 4.4 of the CC&R's (pages 10-11) states:

- Each owner shall be responsible for the proper maintenance in all landscaping
- Maintenance shall include, but not be limited to, keeping the areas neatly trimmed, cultivated and free from trash, weeds and unsightly material, including without limitation removal and replacement of dead plants.

Section 4.7 of the CC&R's (page 11) states:

- No building or structure on any area of the project shall be permitted to fall into disrepair and structures shall at all times be kept in good condition and repair and adequately painted or otherwise finished.

These are just a few of the restrictions identified in the CC&R's. Each resident should become familiar with the Governing documents.

Preferred Communities inspects the front yards of each Lot in Wayne Ranch approximately every 3 weeks. If you keep the landscaping in your yard maintained and your lot weed free, you won't receive one of those pesky violation notices. If you by chance have weeds in your yard or haven't mowed your lawn when we come through for our inspection, don't be surprised when you receive a violation notice. Don't get offended, just correct the violation before our next inspection – you have ten (15) days to do it, so why not just get it done? Your yard will look better and it will reflect on the entire community.

In future newsletters we will identify the number of violation letters that are sent and what the top violations are.



**WEEDS** Do you have weeds in your yard? If so, please take care of them. Did you know that you can buy weed control at stores like Home Depot, Lowes or Walmart? You can even hire a landscaper to spray pre-emergent in your yard. It really isn't that expensive and it helps keep the weeds under control. If the weeds are visible during the community inspection, you will receive a violation notice. Please get rid of the weeds so we don't have to send notices.



### Exterior Home Painting

Many homes in the community are in desperate need of paint. The Board has been working on a painting requirement to ensure all homes are in compliance and are adequately painted. If the paint on your home is patchy, peeling, faded, splotchy or discolored, please start thinking about painting your house. The Board will finalize the painting requirements at the next meeting and notice will be mailed out to everyone. The Board understands it is a big expense to paint, and they will give everyone **ample** time to paint.

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## Granite Replenishment



Is there dirt showing through the granite/landscaping rock in your yard? If so, it's time to replenish the granite. There should be no bare dirt spots visible in your yard. The HOA will be replenishing the common areas, therefore owners need to do the same.



## Parking Issues

Have you received a notice regarding parking violations? Do you know why? Parking on landscaping, habitually parking on the street and parking Recreational Vehicles for purposes other than loading/unloading in the community are all violations of the Wayne Ranch governing documents.

Why is the HOA enforcing parking restrictions? Not only does the Board have the fiduciary responsibility to enforce the documents, street parking creates safety issues within the community.

If you park a vehicle on your landscaping, including dirt & rocks in the yard, you will receive a violation notice. All vehicles must be parked in your garage or on a parking surface. If your garage and driveway do not provide enough room to park all the vehicles you own, think about adding a driveway extension. It may be a little costly, but it will be cheaper than receiving violation notices & fines and have possible legal action taken against you for continuing to violate the governing documents.

If you decide to add a driveway extension, don't forget to submit your plans to Preferred Communities so the Architectural Committee may review your request.



## Wayne Ranch Committees

The Board of Directors is asking for volunteers to join the following committees. If you are interested in joining, please send an email to [korin@gothoa.com](mailto:korin@gothoa.com).



### 5 Year Plan- Large Project Committee

Would you like to help plan which large projects are completed in the community and in which order? Then you need to join this committee! Don't wait, join today!

### Website Content Committee

The Board has approved creating a community website. But, we need a committee to work on what the website will look like, options and content. If you're interested in helping to make these decisions, we need you! Don't wait, join the Website Content Committee today.



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### SAFETY ZONE

Please remind your children to play in the parks and **NOT in the Streets**. It would be horrible to have a child get hit by a vehicle while playing in the streets. Please put Safety First and remind your children!

For those of us who drive in the community, please put Safety First and **drive slowly!** It's a community, the speed limit is **25 MPH**.



# Helpful Information

<p><b>Wayne Ranch Community Management</b></p> <p>Please contact our HOA management team if you have any questions or concerns.</p> <p>Preferred Communities Phone: 480-649-2017 Email: <a href="mailto:info@gothoa.com">info@gothoa.com</a> Website: <a href="http://www.gothoa.com">www.gothoa.com</a></p> <p>Our Community Manager is Korin Hatch (<a href="mailto:korin@gothoa.com">korin@gothoa.com</a>).</p>	<p><b>Wayne Ranch HOA Assessment Payment Address:</b></p> <p>WAYNE RANCH COMMUNITY ASSOCIATION c/o Preferred Communities P.O. BOX 65493, Phoenix, AZ 85082-5493</p> <p>Payments are due by 1<sup>st</sup> day of each MONTH</p>
<p><b>Wayne Ranch HOA Board Members</b></p> <p><i>President:</i> Shandy O'Dell <i>Vice President:</i> Kenny Crabtree <i>Treasurer:</i> Dave Kankelfritz <i>Secretary:</i> Dustin Ontka <i>Member at Large:</i> Tony Sanchez <b>Wayne Ranch Community Website:</b></p>	<p><b>Solid Waste – Pickup</b> Central Arizona Solid Waste / Republic Waste</p> <ul style="list-style-type: none"><li>• Barrel Pickup is every Wednesday.</li><li>• Bulk Pickup is the last Wednesday Of every month. You must call a week In advance for bulk pickup. 602-237-2078</li></ul>

## Governing Documents

<http://www.gothoa.com/wayneranch.html>  
CC&Rs, Articles of Incorporation, Bylaws, Rules & Regulations and Newsletters

Architectural Request Form:  
[http://www.gothoa.com/uploads/arch\\_submittal\\_form.pdf](http://www.gothoa.com/uploads/arch_submittal_form.pdf)



Approved Paint Palette – Sherwin Williams  
<http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/san-tan-valley/az/wayne-ranch-hoa/>

Approved Paint colors for Entry Doors (not garage doors)  
<http://www.gothoa.com/uploads/WRC Approved Door Colors 2016.pdf>



RV Storage Rules & Lease Agreement  
<http://www.gothoa.com/uploads/WRC RV Storage Rules 2015.pdf>

Submit your Email to help save the HOA money. To those we have emails for, we will not send a printed newsletter to you in the future.  
Send to [info@gothoa.com](mailto:info@gothoa.com)



Community Wide  
Spring Garage Sale  
April 23