

Wayne Ranch Community Association

PO BOX 5720 • MESA, AZ 85211
Phone: (480) 649-2017 • Fax: (480) 649-0902
www.gothoa.com

October 31, 2014

COMMUNITY UPDATE

Community Garage Sale

November 8, 2014

It's time to get rid of the old stuff gathering dust and make room for new! Join in the community garage sale! Simply set up your items in your driveway/front yard, and watch the people come. Banners will be posted at the community entrance, and the HOA will advertise on Craig's list and Facebook.



Board Meeting

November 19, 2014 6:30pm

Simonton Elementary School: 40300 N Simonton Blvd, San Tan Valley 85140

All owners and residents are welcome to attend the Open Board Meeting on Wednesday, November 19th. Based on requests from owners present at the last meeting, future Board Meetings will start at 6:30pm to allow for more owners & residents to attend.

The major agenda items for the 11/19 meeting include: approval of 2015 Budget, adopting new collection and violation fine policies, RV Storage area, and 2 vacant Board Member positions.

Hot Topics

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HOT

Why were the owners not involved in the decision to change management companies? This question was asked by numerous homeowners in attendance at the Board Meeting held on October 14, 2014. Selection of a management company is up to the Board of Directors. Sections 4.9.3 and 4.9.6 of the Wayne Ranch Community Association Bylaws provides the Board with the authority to hire and fire employees, vendors and management companies. A majority of the Board (3 members out of the 5 member Board) voted to change management companies during the Board Meeting held on August 20th, 2014. This was a duly noticed meeting to all owners. A few homeowners were in attendance and were present during the voting process.

Why did Wayne Ranch change management companies from Brown Management to Preferred Communities? This question was also asked at the October 14 Board Meeting. The three (3) Board Members who voted affirmatively to change management companies provided the following reasons for leaving Brown Management:



1. Inconsistency of Community Inspections
2. All Board members were not treated equally by the Management Company
3. Board members were not provided with requested information in a timely manner, if the information was provided at all.
4. Questionable actions by the manager and Management Company.

Why are there two (2) vacant positions on the Board of Directors? During the Board Meeting held on October 14, 2014, the HOA President, Shandy Odell, motioned to switch around the roles of officers amongst Board Members, giving all Board Members the opportunity to serve as an appointed officer (President/Vice President/Treasurer/Secretary/Member at Large). The motion passed by a vote of 3 in favor and 2 against. Trina Fritts and Emily Ruettinger resigned from their positions on the Board of Directors. With Trina and Emily resigning, this leaves two (2) vacant positions on the Board of Directors. If you are interested in serving on the Board, please contact one of our community managers, Korin Hatch or Robert Herrera, for more information.

The Board of Directors sincerely thanks Trina and Emily for their years of service to Wayne Ranch.

Why is there a delinquent balance (balance forward) on the statement received from Preferred Communities? Brown Management provided Preferred Communities with a ledger for each owner that had a delinquent or credit balance with Brown Management as of September 30, 2014. These delinquent or credit balances were entered into the Preferred Communities system. If you disagree with the balance forward shown, please contact Preferred Communities. A copy of the ledger received from Brown Management will be provided to you. At that time, if you choose to appeal those balances, please send an email to info@gothoa.com and provide an explanation as to why the balance due is incorrect, or should be waived. The Board of Directors will review each appeal during an Executive Board Meeting, unless you request your individual appeal be reviewed during an Open Board Meeting.



Community Inspections

One of the main reasons the Board of Directors hired Preferred Communities is due to their proven track record for performing consistent community inspections, ensuring compliance with the Governing Documents. Inspections will be performed by Preferred Communities approximately every twenty (20) days. The inspections will be conducted on random days – they may be done any day including Saturday & Sunday. The Preferred Communities employees will be conducting the inspections from their vehicles which will have identifying magnets on the doors. The inspectors will document items in violation of the CC&R requirements. Pictures will be taken of any violation resulting in a fine.

Preferred Communities and the Board of Directors have made note of several violations that seem to be a common issue throughout the community. We feel that all owners & residents should be made aware of these violations and have the opportunity to correct these issues before the official inspections begin with violation letters sent and fines assessed. If you or your property falls in any of the categories listed below, please correct the issue(s) as soon as possible. Inspections will begin the first week of December.

- **Garbage & Recycle Cans are left out in view of neighboring property and the street.** The CC&R's state that "Refuse containers may be placed on a Lot so as to be Visible from Neighboring Property only on trash collection days and then only for the shortest period

of time reasonably necessary for trash collection." **In other words, if you leave your trash/recycle can out for others to see after trash day, you are in violation. Take your cans in the day they are emptied.**

- **Parking of Vehicles:** There are many, many vehicles parked in violation of the CC&R's. Please make sure you follow the guidelines listed below, otherwise, you will receive a violation notice & be assessed a violation fine.



Trucks, Trailers, Campers and Boats:

Trailers, trucks over 7ft high, boats, and campers are not allowed to be parked in the community so as to be visible from neighboring property or the street. If you're parking a trailer on the street or in your driveway, you are in violation. The HOA has an RV/Boat storage area and the rent is very reasonable. It would be less expensive for you to rent a storage space than to incur the violation fines. *Remember, you only have until December 1st to figure out where you're going to park these unapproved vehicles.*

- **Vehicles must be Operational.** Vehicles parked in the driveway or visible from any neighboring property or street, must be operational with current registration, and must be driven from time to time.
- **Street Parking is for occasional & temporary situations.** Vehicles of any resident living on the property, or vehicles of guests visiting the property on a reoccurring & regular basis, are not allowed to park on the street. Street Parking is for the short-term temporary guest.
 - Example 1: Sally comes to visit for a party and stays for 2 hours. Sally may park her car on the street.
 - Example 2: Billy is staying with Joe & Amy while he gets back on his feet. He's not on the lease, but he's there for more than a weekend visit. Billy is not allowed to park his vehicle on the street. It must be parked in the garage or driveway.
 - Example 3: Ted comes to visit for 3 days. Ted may park his vehicle on the street while he visits, but it cannot be there for more than a 24 hour period.

- **Landscaping:** We know this has been a crazy fall with the major rain storms, but a lot of residents have let their yards get out of control. All landscaping should be kept neatly trimmed, cultivated and free from trash, weeds and unsightly material, including dead plants.



- **Weeds are growing like crazy!** If you haven't sprayed for weeds yet – get it done this week. The weeds will only get worse if steps aren't taken now to resolve the issue.
- **Trim your bushes & trees:** All vegetation needs to be neatly trimmed should not encroach on any driveways, sidewalks or streets. Trees should be trimmed up at least 8ft from the ground and back enough from the street to allow pedestrians to walk under and vehicles to drive under.

These are just a few of the items that the Preferred Communities Management team will be looking for. The purpose of the inspections is to maintain a clean and welcoming appearance in the Wayne Ranch Community, enhancing the quiet enjoyment of all residents and ensuring that the Governing Documents are being followed.

The official inspections will begin the first week of December. If Preferred Communities notices a violation on your property, a courtesy notice will be sent to you advising that you are in violation. If the issue has not been resolved before the next inspection a violation fine will be assessed.

The Board of Directors is meeting on November 19, 2014 to adopt an updated Violation & Fine Policy which will define the time frame & amount of each violation fine. All owners are welcome to attend the Board Meeting.



Thank you for taking the time to read this COMMUNITY UPDATE. We hope that it has answered many of the questions that have been discussed around the community. We know there is a lot of information contained in this update, but we feel the more you know, the better off the entire community is. The best communities are those that communicate with each other! If you have topics to include in the next community update, please contact Preferred Communities.

If you have any questions regarding this notice, or any other questions regarding the HOA, please contact Preferred Communities and speak with anyone on our HOA Team. We may be reached Monday through Thursday 8am – 4:00am and Friday 8am – Noon. Our phone number is (480) 649-2017 or you may contact us by email at info@gothoa.com.

All of the community documents are located on our community website. Anyone is able to access the information as long as you have access to the internet:
<http://www.gothoa.com/wayneranch.html>

Sincerely,

Korin Hatch, CAAM, CMCA, AMS & Robert A Herrera, CAAM, CMCA, AMS
Preferred Communities
On behalf of:
Wayne Ranch Community Association Board of Directors