

Wayne Ranch

Community Chronicles

August 2016



August 24, 2016

Open Board Meeting
5:30pm –Simonton
Elementary School-Library

October 2016

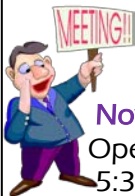
Fall Community Social
Date to be determined



November 5, 2016
Saturday
Fall Garage Sale

November 11, 2016
Veterans Day -No School

November 24-25, 2016
Thanksgiving – No School



November 30, 2016

Open Board Meeting
5:30pm –Simonton
Elementary School-Library

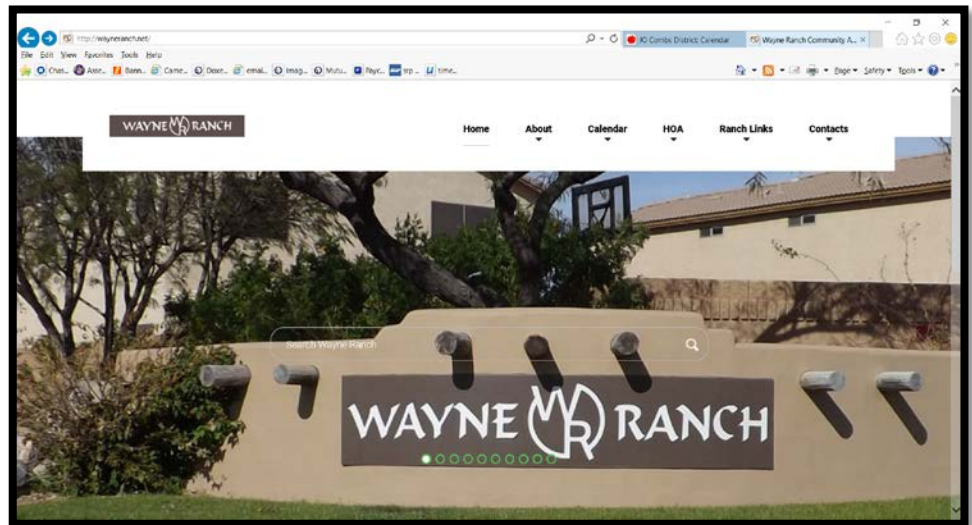
December 21-30, 2016
Winter Break – No School

January 1-3, 2016
Winter Break – No School

WAYNERANCH.NET

Wayne Ranch Community Association has a website!
Please check it out!

<http://wayneranch.net/>



One of our own Wayne Ranch Homeowners actually designed the website to fit the needs of our specific community members! There is a lot of great information available.

Some of the information is public, while some information is available only to Owners & Residents who register on the site. Please stay connected with the community and register!

All of the HOA documents are available on the website, including the CC&R's, Rules & Regulations, Architectural Request Form and the Approved Paint Colors. Log onto the website to see a full list.

Take a tour of the website and let us know your feedback!

2016 – 2017 Board of Directors

The Annual Meeting was held on May 4 2016. 44 Ballots were submitted. Shandy Odell was re-elected to the Board of Directors.

The current Directors are: Kenneth Crabtree, David Kankelfritz, Shandy Odell, Dustin Ontko and Tony Sanchez. During the upcoming board meeting on August 24, the Board will decide which office each Director will hold until the next annual meeting.

Compliance Corner

During the last community inspection on July 29, 2016, 191 notices were mailed to owners/residents.

Courtesy

129 of the 191 notices were courtesy notices. A courtesy notice brings the violation to your attention and provides you with the opportunity to correct the issue before the next inspection. If the violation is corrected before the next inspection the courtesy notice is closed. But if the violation has not been corrected, a 2nd notice is mailed/emailed and a monetary fine is assessed. Please don't be offended by the courtesy notices - correct the violation. The intent of the Inspection process is to keep a nice & clean appearance in the community. The HOA Board, nor management company, enjoy enforcing the rules, but the rules exist for a reason. We definitely don't want the property value to go down because a few neighbors refuse to keep their yards clean.

TOP 10 LIST

Are you curious about what the most common violations are?

These are the most common violations from the last community inspection on 7/29/16

1. Garbage/recycle Cans left in view
2. Rake & Refresh the granite, to cover bare dirt areas (or tire tracks)
3. Remove weeds growing in the yard
4. Tree debris (if it's evident the debris hasn't been cleaned up in weeks/months)
5. Street Parking
6. Yard Parking (you're only allowed to park on approved parking surfaces, not dirt or rocks)
7. Trim Trees (you need to make sure that trees are trimmed up at least 8 ft from the ground)
8. Lawn Maintenance (if your lawn looks worse than the common area lawn, it's a problem)
9. Recreational Vehicles (recreational vehicles cannot be visible from the street)
10. Inoperable Vehicles (all vehicles need to have current registration and keep in good condition)



Exterior Home Painting

Many homes in the community are in desperate need of paint. The Board adopted a painting policy at the May 4, 2016 meeting. This policy will 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. A copy of the finalized policy will be mailed out all owners after the meeting on 8/24/16.

Common Area Landscaping



As you may have noticed, the common area landscaping hasn't been looking good the last several months. The Board will be reviewing landscape bids at the upcoming meeting on August 24, 2016. All owners & residents are welcome to attend the meeting to provide input!



Emergency Items – Irrigation issues / Storm Damage / Bees

If you see storm damage on the common area (fallen trees) or irrigation issues, please contact Preferred Communities by phone, as soon as possible. Even if it's after hours – leave an emergency message and someone will return your call! **480-649-2017**

Helpful Information

<p><i>Wayne Ranch Community Management</i></p> <p>Please contact our HOA management team if you have any questions or concerns.</p> <p>Preferred Communities Phone: 480-649-2017 Email: info@gothoa.com Website: www.gothoa.com</p> <p>Our Community Manager is Korin Hatch.</p>	<p><i>Wayne Ranch HOA Assessment Payment Address:</i></p> <p>WAYNE RANCH COMMUNITY ASSOCIATION c/o Preferred Communities P.O. BOX 65493, Phoenix, AZ 85082-5493</p> <p>Payments are due by 1st day of each MONTH and considered late if not received by the 15th.</p>
<p><i>Wayne Ranch HOA Board Members</i></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</p>	<p><i>Solid Waste – Pickup</i></p> <p>Central Arizona Solid Waste / Republic Waste</p> <ul style="list-style-type: none"> • Barrel Pickup is every Wednesday. • Bulk Pickup is the last Wednesday Of every month. You must call a week In advance for bulk pickup. 602-237-2078
<p>Community Website: http://wayneranch.net/</p> <p>Preferred Communities Website: http://www.gothoa.com/wayneranch.html CC&Rs, Articles of Incorporation, Bylaws, Rules & Regulations and Newsletters</p> <p>Architectural Request Form: http://www.gothoa.com/uploads/arch_submittal_form.pdf</p> <div style="text-align: center;">  </div> <p>Approved Paint Palette – Sherwin Williams http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/san-tan-valley/az/wayne-ranch-hoa/</p> <p>Approved Paint colors for Entry Doors (not garage doors) http://www.gothoa.com/uploads/WRC_Approved_Door_Colors_2016.pdf</p> <div style="display: flex; align-items: center;">  <p>RV Storage Rules & Lease Agreement http://www.gothoa.com/uploads/WRC_RV_Storage_Rules_2015.pdf</p> </div>	

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