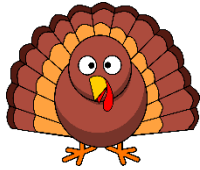


Wayne Ranch

Community Chronicles

November 2016

Community Calendar



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



January 16, 2016
Martin Luther King Day
No School

Common Area Landscaping

The Board of Directors hired a new landscape company at the last Board Meeting on August 24, 2016. ProQual Landscaping started providing landscape maintenance at Wayne Ranch on October 1, 2106. They have been getting familiar with the common areas and addressing several issues that the prior landscape company did not address.

What will you see over the next few months?

- **Overseeding:** the front entrance & park, and the lawn by the volleyball court have been overseeded. To save money, the large parks were not overseeded this year. The Board is trying to save money to prevent the assessments from going up, while providing ongoing maintenance and enhancements to the common areas.
- **Tree Trimming:** Proqual has created a 5 year tree trimming plan for Wayne Ranch. On 11/9 they started trimming 182 of the trees in the community. This includes thinning out the canopies, providing adequate clearance for buildings/ structure/traffic, re-moving dead/diseased branches and removing excessive end weight from branches. All trees are trimmed per ANSI standards. If you would like a copy of the 5 year tree trimming plan, please send a request to info@gothoa.com
- **Irrigation:** ProQual has started an indepth irrigation audit of all common areas. Once the irrigation audit is complete and needed repairs are complete, granite will be replenished in certain areas of the community. It will cost around \$ 150,000 to replenish the granite in all common areas. Therefore, it will be done in sections over the next few years. A map of the sections will be available on the website for your reference.
- **Beautification:** Wayne Ranch is an aging community and the landscape is showing it. ProQual will be assisting the Board in creating a plan to enhance the community landscaping.

Please attend the Board Meeting on 11/30 to meet the new landscapers and see how they will help beautify Wayne Ranch!

Street Parking

The Board will be discussing Street Parking enforcement at the meeting on November 30, 2016. The streets in the community are very narrow and there are too many vehicles parked on the street causing a hazard. Surrounding communities are enforcing street parking restrictions and Wayne Ranch is investigating doing something similar. If you have comments regarding street parking enforcement, please attend the meeting.

Compliance Corner

What is the purpose of community inspections and sending violations notices? The Board has a fiduciary responsibility to enforce the CC&R's which in turn helps maintain and improve property values throughout the community.

Just a reminder that community inspections are performed once a month (with a minimum of 15 days between inspections). If you receive a courtesy notice, please resolve the violation before the next inspection. If you feel that you have received a violation notice in error, please contact Preferred Communities at violations@gothoa.com. The inspectors are human and will make errors. We apologize for any errors and will work with owners & residents to correct these.



Exterior Home Painting

Many homes in the community are in desperate need of paint. **The Board of Directors adopted a new Exterior Painting Policy that requires all homes to be painted by January 1, 2019.** The Board understands that this is a large expense, and thus are allowing ALL owners 25 months to have your homes painted. Please don't wait until the end of the time frame, start saving now and get your house painted BEFORE January 1, 2019.

The Policy is available on the community and Preferred Communities websites.

Note: if you have painted your house within the last few years (2012 to current), you will not be required to repaint by January 1, 2019, unless the paint is already fading/peeling/cracking. But please contact Preferred Communities to make sure they have confirmation that you painted!

Don't forget that the community has a new Pre-Approved Paint Palette thru Sherwin Williams. <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/san-tan-valley/az/wayne-ranch-hoa/>

You still need to submit an Architectural Request, but you'll get approval within 2 business days if you select one of the pre-approved color schemes!



RV Storage Lot

The Board has been monitoring the RV Storage Lot usage versus the number of vehicles parked on the streets or on landscaping in violation of the community's CC&R's. They have devised a great plan to address this!



There is a lot of space in the RV Storage Lot that is not currently being used. The Board would like to encourage everyone to utilize the space to store their vehicles and clear up the streets within Wayne Ranch.

Therefore, **effective January 1, 2017 all current residents of Wayne Ranch will be able to rent/lease a spot in the RV Storage Lot for \$10 per vehicle per calendar YEAR.** Yes, you read that right. The price to store a vehicle in the storage lot will be \$10! There will be no pro-rations on this fee.

If you are currently storing vehicles in the RV Storage Lot, please contact Preferred Communities to discuss your current balance.

If you would like to store a vehicle (s) in the RV Storage Lot, you must complete a Lease agreement and pay the \$10 annual fee to receive the parking decal and code to enter the Storage Lot. The lease agreement is available on the community website <http://wayneranch.net/> or <http://www.gothoa.com/wayneranch.html>

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>Emergencies in the common areas are reported to Preferred Communities. No matter the time of day call 480-649-2017 and leave an emergency message if after hours!</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><u>Solid Waste – Pickup</u> 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> <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> <p> RV Storage Rules & Lease Agreement</p>	

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

