

Wayne Ranch Community Association

PO BOX 5720 • MESA AZ 85211

Phone: 480-649-2017 • Fax: 480-649-0902

www.gothoa.com

QUARTERLY UPDATE APRIL 2015

To All Community Members & Residents,

The Board of Directors believes that communication is key in maintaining and improving Wayne Ranch. To this end, Quarterly Community Updates will be sent to all owners and renters in the community. This update is being sent to owners with their Annual Meeting ballot & Policy updates. Renters will not receive a ballot, but will receive all other items identified in the list below.

Important items in this packet:

1. Quarterly Update – chalk full of very important information!
2. Annual Meeting Ballot (blue paper) & return envelope - **Don't forget to mail in your ballot!**
3. Violation Fine Policy
4. Collection Policy
5. RV Storage Rules and Updated Rental Agreement



Annual Meeting: Monday, May 4th at 6:30 PM

Simonton Elementary School

Every year there is at least one Board/Director position up for election. This year there are two (2) positions open for election, each for a three (3) year term. **Included in this packet is a ballot (blue paper) with the names of 3 candidates, as well as a spot for a write in candidate.** A short write up from each candidate is included on the back of the ballot. If you'd rather not vote for the candidates on the ballot, we still need you to submit your signed ballot. Write in an owner's name you feel would make a great board member or select "Count for Quorum only", which will enable us to make quorum and continue with the Annual Meeting.

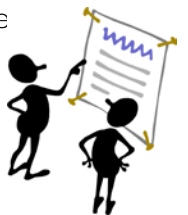
If you are not able to attend the Annual Meeting on May 4th, please make sure to complete and submit your ballot. Your participation is valuable to the HOA. You may either fax, email or mail your ballot to Preferred Communities. If you are mailing your ballot, a self-addressed envelope has been included in this packet for your use. All absentee ballots must be received by 4pm on May 4, 2015.

If you are able to attend the meeting, please bring your ballot with you!

Open Board Meeting: May 4th immediately following the Annual Meeting

The Board will hold an open meeting right after the Annual meeting is adjourned. There are many exciting topics on the agenda that will improve the appearance of the community. The Board will be reviewing bids for painting of the common walls, refreshing granite in the common areas, and adding a bike/walking path around the large park. Of course other topics will be discussed as well, such as a new parking policy and parking inspections, and appointing of officers between the board members. If you're interested in any of these topics, please attend the meeting to voice your opinion on these topics.

- **Open Meeting Rules:** The Board has adopted meeting rules which will be strictly adhered to during Open Board Meetings going forward. These rules will enable the



Board and management company to discuss all topics on the agenda and make the decisions needed for the betterment of Wayne Ranch. Residents will be given a chance to speak for a specific amount of time prior to the Board voting on each topic. Please familiarize yourself with the meeting rules prior to attending the open board meetings.

o **Open Meeting Rules Defined (in compliance with ARS 33-1804)**

1. Open Forum will be held for the first 15 minutes of each meeting. To ensure everyone can be fairly heard, each person will be limited to two (2) minutes to make a statement. Board Members, Management nor others attending are permitted to interrupt or make comments during the two (2) minutes.
2. Board Members are not required to respond to questions during open forum. If the topic is not included on the written agenda, the Board may not discuss the topic at all during the meeting. Only items on the written agenda will be discussed by the Board.
3. The Board President (or Manager, if the President so desires to delegate), will bring up each item on the agenda for Board discussion. After a motion is made by a Board Member, the President will ask the attendees (owners/residents) if they have any comments regarding the topic being discussed.
 - Each agenda item will have **a maximum of 10 minutes** for owners/residents comments.
 - Attendees wishing to comment will have **a maximum of two (2) minutes each, per agenda item**, until the maximum of 10 minutes for the topic has been reached.
 - The President (or manager) will time the comments, and move to the next attendee with comments, or close the discussion.
4. The Board President (or manager) will then call for a formal vote from each Board Member, and will declare if the motion passed unanimously, by majority, or failed.
5. If a topic is tabled by the Board, the attendees may or may not be given the opportunity to speak on the topic. The decision will be left up to the Board President (or manager) at the time the Board tables the topic.
6. **Attendees who are disruptive to the meeting by speaking out of turn or becoming unruly, will kindly be asked to leave.** If the actions of any attendee gets out of hand and is perceived threatening in any way to Board Members, Managers or other attendees, the police will be called to remove the attendee.



- o These rules were not adopted to make it impossible for owners/residents to voice their opinions, they were adopted to keep decorum and order during the Board meetings, thus providing for a productive meeting where items may be discussed and voted upon. **Remember, these are Board Meetings, not Owner meetings. Owners elect Board Members to make decisions on behalf of the community.**

Community Inspections & Ongoing Violations

It has been several months since the community inspection began. We have seen much improvement in the community, but there are still some residents who are not keeping their property in compliance with the Governing Documents. The Board thanks all residents who are working diligently to keep their yard maintained in a nice, attractive, weed/debris free manner, and who do not park their vehicles on the street in violation of the CC&R's.

The Top Violations are:

1. **Weeds in the rock areas of yards / weeds growing in the dormant grass areas**

2. **Tree Debris** – we know it's the season for trees to bloom, but you do need to make a concerted effort to clean the debris up at least once per week.
3. **Street Parking** - only guests are allowed to park on the street for a short time period. Residents are not allowed to park on the street.
4. **Trash/Debris/Miscellaneous items strewn about the yards** – please keep your yards clean. Pick up the litter and throw it away. Don't leave boxes, pieces of wood, and other type of debris (tires, packages, Styrofoam, etc.) lying around your yard.

A copy of the Violation and Fine policy has been included with this packet for your reference. The fine schedule identifies the dollar amount of each fine that will be assessed for ongoing violations. After the fourth (4) notice, the Board may send the violation file to the HOA's attorney for legal action. Please don't force the Board to send your file to the attorney, take action and rectify the violation when you receive a courtesy notice!

Please take pride in your yards and keep the community looking clean! Once the common area walls are painted, and the granite is refreshed around the community and the yards are all maintained, the community is going to look incredible!



Collection Policy

The Board adopted a new Collection Policy defining the steps & collection fees for delinquent accounts. Please read through the enclosed Collection Policy and contact Preferred Communities with any questions you may have.

RV Storage Rules & Rental Agreement

The RV Storage Committee has spent a great deal of time revising the RV Storage Rules and Rental Agreement. If you have a vehicle stored in the RV Storage and you have not been contacted by Preferred Communities regarding your vehicle, please contact us!

- o **Utilization of the Storage area is available to all Owners & Residents of Wayne Ranch at a cost of \$20 per month (billed quarterly).**
- o **The code for the gate lock will be changed on a quarterly basis**, and will be provided to each owner/resident on the quarterly bill. (i.e. The 3rd quarter bill will be mailed to all Storage users Mid-June. The 3rd quarter gate code will be included with the bill. The code will be changed on July 1st).
- o **All Payments for RV Storage usage must be sent directly to Preferred Communities, PO BOX 5720, Mesa AZ 85211.** This will help prevent payments being misapplied. (Monthly HOA Assessments are sent to the Bank Lock Box in Phoenix).
- o **If you would like to utilize the storage area, please complete & submit the form to Preferred Communities.** If you have a vehicle in the storage area please complete the new Rental Agreement (for a 8 ½" by 11" copy, please download from the website: <http://www.gothoa.com/wayneranch.html>). A new rental agreement is required, even if you've previously signed an agreement.
 - o As of 6/1/15, all vehicles parked in the RV Storage Area must have a parking permit sticker displayed on the outside of the vehicle. You must submit a completed Rental Agreement in order to receive a parking permit.



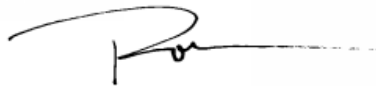
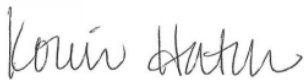
There are several vehicles in the storage area that we have not been able to match up with rental agreements. Those vehicles will be towed out of the storage area on 6/1/15 if we have not been able to match up owners with vehicles.

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