

# Wayne Ranch Community Association

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www.gothoa.com

## Community Update October 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.

### What is in this update?

1. Social Committee- call for members
2. Garage Sale – November 7th
3. Board Meeting – October 29<sup>th</sup>
4. Violation Procedural Committee – call for members
5. Community Inspections & Violations
6. HOA Collections by 3<sup>rd</sup> Party

### Social Committee

The Community has not had any Social Events in some time. We need to bring the feeling of community back into Wayne Ranch. If you are interested in helping plan and implement Social Events in the Community, please join the Social Committee. The committee will also discuss managing the Community Facebook Page, and possibly a community website. If you're interested in joining the committee, please reach out to [Korin@gothoa.com](mailto:Korin@gothoa.com). Please enter Social Committee in the subject line of your email. The committee will be held to a maximum of 15 members.



### Fall Garage Sale - November 7<sup>th</sup>

The Association will hang the banners and post the garage sale on Craig's List. This is the perfect time of year to clean out your homes & garages to make room for all of the holidays goodies, and if you clean out your garage, maybe you'll be to park a vehicle in there!

### Open Board Meeting: Thursday, October 29<sup>th</sup> 6:30pm

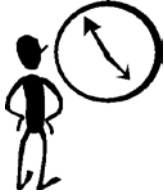
Simonton Elementary School Library

The Board will hold an open meeting on Thursday, October 29<sup>th</sup>. There are many exciting topics on the agenda! Just a few of the topics that will be discussed include: Vacant Board Position, Social Committee, and Community Website & Facebook page, Violation Procedural Committee, New Street Parking Policy & Enforcement, New Collection Policy & 3<sup>rd</sup> Party Collections, 2016 Budget. Please attend the board meeting – all owner & resident input is requested.

If you are attending the Board Meeting, the following Meeting rules will be followed:

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.
  - 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.
2. 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 on an agenda item will have **a maximum of two (2) minutes each, per agenda item.** Not all attendees may be able to speak on each item, as each item has maximum of 10 minutes
  - The President (or manager) will time the comments, and move to the next attendee with comments, or close the discussion.
3. 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.
4. 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.
5. **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.**

### **Violation Procedural Committee**

A few owners & residents in attendance at the September Open Board Meeting were questioning how & why violations are deemed a violation. In response to the queries, the Board decided to create a Violation Procedure Committee who will determine what constitutes a violation and what does not. If you are interested in joining the Violation Procedural Committee, please send an email to [Korin@gothoa.com](mailto:Korin@gothoa.com). A maximum of 7 committee members will be allowed. Section 4.13 of the Bylaws allows the Board to create committees made up of members of the community. The Violation Procedural Committee will draft a Violation Procedure Policy which will be presented to the board for review and final approval.

Please note, that inspections will continue as is, until a new Violation Procedure Policy is adopted by the Board.

## Community Inspections & Ongoing Violations

While we have seen much improvement in the community, 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 continuing violations in the community remain the same as previously reported. These are the continuing violations:



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. **Tree Trimming** – if your trees are overgrown, hanging lower than 8 feet above a walkway, driveway or street, you must trim your tree.
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 is available at <http://www.gothoa.com/wayneranch.html>. 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 help make Wayne Ranch a beautiful place to live!**



## Collections: Legal & 3<sup>rd</sup> Party Collections

There are many owners who are delinquent in paying their monthly assessments. Some owners have been delinquent for several years. The Board approved moving forward with 3<sup>rd</sup> Party Collections and foreclosure action on all accounts that are past the lien stage of the collections process. The Board has also partnered with an HOA institutional investment firm that acquires association delinquencies and then they pursue the delinquent accounts utilizing a much faster and more cost effective process.

Please note that if your HOA account is delinquent, and the HOA has already secured a lien on your property, your account will be acquired by the HOA institutional investment firm, and action will be taken with the intent of bringing your account current, or further legal action, up to and including foreclosures will be taken.

If you have specific questions on your delinquent account and what the next step that will be taken on your account, please contact our Financial Services Department by calling 480-649-2017.



## What does my monthly assessment pay for?

Several residents in attendance at the last Board Meeting requested a breakdown of what the Monthly \$82.50 HOA Assessment goes toward paying. The list on the following page is a general list of items paid by the Association with the HOA Assessments. This is not a comprehensive list, but will give an idea of what the Association must pay for. If you would like a copy of the most recent Monthly Financial Reports, you simply need to request a copy in writing by sending an email to [info@gothoa.com](mailto:info@gothoa.com).



### What the Assessment covers:

- Utilities (Water & Electric) for the common areas, Trash removal (the Trash & Recycle Barrels for each lot are picked up once a week).
- Landscape & Grounds Maintenance, storm damage clean up, overseeding of the park lawns, Irrigation Repairs
- Copies & Postage for mailings of violation notices, annual meeting notices, and newsletters.
- Annual Audit of the books,
- Taxes - There is a special tax in San Tan Valley that Wayne Ranch has to pay to belong to the water district. It averages \$55,000 per year.
- Collections of Delinquent accounts – and bad debt write off when an owner forecloses, and the HOA is not able to recoup the outstand debt.
- General Liability Insurance for the common areas, Directors and Officers insurance for the Board Members.
- Maintenance of the common areas, including the alley ways, parks, common area block walls, monument sign, etc.
- Tot Lot maintenance (a new contract is in place providing quarterly cleanings of the playground equipment and semi-annual safety inspections on all equipment)
- Community Management Fees to work with the vendors, inspecting the community, and handling the day to day operations of the community.

If you'd like to more detail on the line items, request a copy of the financial report. Or better yet, come to the next board meeting to review the 2016 budget with the Board!

**Thank you for taking the time to read this COMMUNITY UPDATE.** 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](mailto:info@gothoa.com).

Sincerely,

Korin Hatch, CAAM, CMCA, AMS & Robert A Herrera, CAAM, CMCA, AMS  
Preferred Communities

On behalf of:

Wayne Ranch Community Association Board of Directors

p.s. 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>

### Have you provided the HOA with your phone number or email address?

If not, please send an email to [info@gothoa.com](mailto:info@gothoa.com)

Subject line: WRC Contact Info

And include your name, address, phone number and email address.

This information will be used for HOA purposes only, which includes emergencies. As stated above, communication is key to a thriving community. Communication is a 2-way street. The HOA needs your contact information to communicate with you.