

# NEWSLETTER



## *President's Message*

Photo by L. Tritel

At a seminar I attended, the impact of 2011 Arizona Legislative Laws relating to homeowner associations (HOA's) was discussed. One law requires HOAs allow members to video and/or audio tape open meetings. A problem has arisen in that two computer web sites and U-Tube segments have carried contentious meetings including ridicule of Board members and close up views of facial expressions, etc.

An attorney sent Bob Balzano (DHB Management Services) a copy of a legal resolution that HOA's can use to help regulate this law and offer some Board protection. The VRP Board voted to make this resolution a policy. We have never experienced a taping problem and may never in the future, but this offers Boards a guideline to follow. The policy is printed in this newsletter.

I think everyone is aware of the Firewise thinning project that is happening in the community. Upon evaluating trees to be cut in the greenbelt areas, you will see many cottonwood trees disappear. There are 70 dead or dying non-native trees that have reached their lifespan of 35-40 years. These trees are great water users, have soft wood and rot in the middle of the trunk, causing them to fall from storms or snow weight. The trees to be taken down are marked with orange tape. If you see an X on a tree, it is to be trimmed. If you have a concern about a marked tree please call Everett Warnock at 778-5226. He is happy to hear and discuss anyone's concerns.

Along this line, it came to the attention of the Firewise Committee that VRP property owners backing onto Banning Creek have many juniper and Arizona cypress trees that are close together or near property lines that are dangerous fire fuel sources. The Committee is applying for another grant that will offer funds to trim and/or remove these trees. To determine how much money to ask for, Everett had our forester mark, with orange tape or an X, those trees he felt needed attention – thus the orange taped trees you see next to your fences. **Please do not remove any orange tapes.**

Continued on page 3

### VRP Info Online

Don't forget to go online to the VRP website:

[www.valleyranchpatios.com](http://www.valleyranchpatios.com)

For the latest VRP news

Dwelling Updates

Landscaping

Home Sales and Escrow Procedures.

Rules and Regulations

- -

**MAINTENANCE COMMITTEE REPORT**

As we walk around the neighborhood we see the moving vans and we say goodbye to some old friends and hello to new friends. We welcome our new neighbors and trust that they will love it here as we do.

The maintenance committee has had lots of help this spring and summer from our painters, concrete crew, and contractors. They have all done an excellent job. Our management company and our Valley Ranch Patio Home president have worked very hard to get our projects done and paid for. I appreciate everyone's help.

Try to get out and enjoy the pool and the outdoors and since we live in patio homes, spend some time on the patio just taking it easy.

**Tips to cool it.**

With summer in full swing, temperatures are rising but that doesn't mean your home energy bills have to. Here are a few things you can do to lower your costs and stay cool.

Use ceiling fans to beat the heat as much as 4 degrees indoors. I know of at least one patio home

that has an outdoor ceiling fan. It is cheaper than running an air conditioner, and uses as much energy as a 100-watt bulb.

Install a programmable thermostat for greater efficiency. Raise the thermostat of your air conditioner to 78 degrees when you're home, 85 degrees when you're away. You'll save 1% to 3% on energy costs for every degree the thermostat is set above 72 degrees – about \$100.00 per year.

Close drapes and shades to keep out the sun, run your appliances during off peak hours, and if you have a dishwasher, use it. It actually uses less water than doing dishes by hand. You can save around \$1.50 per load in hot water costs.

Enjoy the rest of the summer and look forward to the fall. It is my favorite time of the year.

Kevin Zaput  
Jim Roby  
Maintenance committee

**Landscape – Lynette Tritel, Chairperson**

Last winter was very tough on our plants. With the unusually cold January there were just a few days that were above the freezing mark. So this year, plant replacements are going in now to give the plants as much time as possible to develop a good root system. VRP oversees the front yards of 69 patio homes and an average yard has between 20 –25 plants including the trees. As you multiply that out there are between 1,350 to 1,500 plants and there is no way VRP can watch everyone of them – as homeowners you need to watch over your plants and when you see one going into stress or dies – we need to know about it.

As you may have noticed, we have been giving the pyracantha bushes a hard cut back to get the plants to a more manageable size. If you would like yours trimmed back be sure and contact DHB and they can let me know to put your home on the list.

Irrigation systems have been turned on – please be sure and contact DHB Management if you have a leak or think something is wrong with your system. The timers are currently set for Monday Wednesdays & Fridays for 45 minutes.

*Presidents Message - Continued from page 1*

If the grant is awarded this fall, all the trees will be reevaluated before any cutting is done. This project should remove ladder fuels and offer more safety to our homes.

I hope everyone is having a very pleasant summer. As always, the Board welcomes your input. Please give some thought to serving on the Board. The terms of two people will expire this year. One person plans to run for re-election, so there will be a vacancy. Your talents are needed! We have a great group of people who work together in a team effort.

Sue McGavock

**JUST A REMINDER:****HOMEOWNER'S INSURANCE DECLARATION PAGE****ATTN: JUST A REMINDER**

**When your home insurance is renewed, please send a copy of the face page to: Valley Ranch Patios**

**c/o DHB Management Services  
PO Box 12047  
Prescott, AZ 86304**

**This is a CC&R requirement. The copy is filed in the lot file. THANK YOU!**

**Beginning January 1, 2011** VRP Board contracted with DHB Management Services to provide management services for the association. Homeowners and renters needing assistance from the association should contact Bob Balzano, at DHB Management. Their phone number is 928.445.4097, or send an e-mail to:

[dhbmgmt@cableone.net](mailto:dhbmgmt@cableone.net)

## 2011 Valley Ranch Patios (VRP) Board Members

- Sue McGavock - President
- Kevin Zaput – Vice President & Dwelling Committee Member
- Jim Roby – 2nd Vice President & Dwelling Committee Chairperson
- Wenzel Tirheimer - Treasurer
- Linda Walls - Secretary

## Valley Ranch Patio Board Meetings

The Board meets on the second Thursday of each Month @ 5 p.m.

*Please feel free to attend any one of our Board meetings. We would love to see you. An average meeting is about 90 minutes.*

### **Amended or New Policies**

**The following are written policies approved by the Board of Directors.**

#### **Contractors**

Members cannot ask VRP contractors to do more than their contract calls for. They must establish their own contract and pay with their own funds. We've asked contractors to decline any request for over and above contracted work.

Board approved 2008

#### **Assessment Collection Policy**

When an assessment(s) is two months in arrears, a late payment notification letter will be sent stating: In accordance with the Association's Restrictive Covenants (CC&R's 6.07), as a VRP homeowner, the member is obligated to support the Association with payment of the monthly and special assessments. In addition, the CC&R's allow for late penalty payments as deemed by the VRP Board, which are currently \$ 10.00 for each month in arrears. Continued non-payment will likely result in legal action, and per the CC&R's, the member is also responsible for all legal fees incurred by the Association in resolving the matter.

VRP CC&R Article VI, 6.07  
VRP By-Laws 8.0403  
8.0405

#### **Assessment Policy**

- a) If assessments are (1) month late, a courtesy letter will be sent.
- b) If assessments are (2) months late, a late payment notification letter will be sent with late payment fees.
- c) If assessments are (3) months late, a demand letter will be sent certified, return receipt. Homeowners will be charged the expense.
- 3) If assessments are (4) months late, the account will be turned over to an attorney and/or collection agency with Board approval.

Amended and Board approved November 5, 2009

#### **Collection Policy**

When the occasion arises, the Board "will consider" waiving non-assessment charges.

Board approved March 10, 2011

Continued on page 5

Continued from page 4

### **Check Writing**

1. Check Writing

- a) The designated Association manager may sign checks up to \$2,500.
- b) Checks between \$2,500 and \$5,000 require (1) Board member signature.
- b) Checks over \$ 5,000 require two (2) Board member signatures.

2. All demand letters will be sent certified, return receipt. The homeowner will be responsible for the amount of the postage.

3. The VRP Board will use only licensed/bonded/and insured contractors.

Amended and Board approved March 10, 2011

### **Wood Use**

#### Wood Use

The present and future VRP Board of Directors will exclusively use standard rough-sawn boards for all beam and wood trim replacements.

Board approved September 9, 2010

### **Document Retention Policy**

Valley Ranch Patios, Inc. shall keep a copy of all the following records at its place of business and/or at the office of its management company (Statutory Agent).

- 1. Articles of Corporation and all amendments to them currently in effect – Permanently.
- 2. By-Laws or restated by-laws and all amendments to them currently in effect – Permanently.
- 3. Declaration of Restrictive Covenants and all amendments to them currently in effect – Permanently.
- 4. The Minutes of all member’s meetings (Board and Annual) and records of all actions taken by members without a meeting – Permanently.

Continued on page 6

Continued from page 5

5. Lot files – Permanently.
6. Financial Statements – (8) eight years.
7. Newsletters, notices of meetings, etc. – All written communications to members - (3) three years.
8. A list of the names and addresses of its current directors and officers.
9. A current directory of the member names, addresses and phone numbers.
10. All other records, deemed as appropriate, to preserve the history of events of the association, ie (committee files, insurance contracts, management contract, landscaping contract, etc.)

Approved unanimously by the VRP Board 6/9/2011

#### **Policy Governing Videotaping and Audio taping Meetings**

1. Only those with a legal right to attend the meeting may record the meeting.
2. A person intending to tape a meeting must provide the Board with written notice that the meeting will be recorded.
  - (a) If the Board gives 7 or more days notice of the meeting, the person taping the meeting will give the Board at least 72 hours advance notice.
  - (b) If the Board gives less than 7 days notice of the meeting, the person taping the meeting will give the Board at least 24 hours advance notice.
3. Any person recording a meeting must not interfere with the meeting or the view of the meeting by any attendees. Any person recording must remain a reasonable distance from the Board or any other attendee.
4. The Board does not guarantee that any power source will be available.
5. No recording may be published, via internet, website or any other means, to people that did not have a right to attend the meeting, without prior written Board consent.

Approved unanimously by the VRP Board 7/14/2011