



Adobe Ranch Villas Newsletter

March 2025

A publication for Adobe Ranch Villas Homeowners and Residents



Message from the President: Annual Meeting Coming Soon

The Adobe Ranch Villas HOA annual meeting will be held on Saturday, March 22, at 11:00 a.m. at the Mustang Library, 10101 N 90th St, Scottsdale, AZ 85258. It's a great time to discuss the current state of affairs and future of our wonderful community with the Board of Directors and Jack Leibert from our HOA management company, Community Management & Consulting.

We are always looking for assistance and would welcome your input! There are currently two openings on the Board of Directors. If you would like to join the Board or serve on a committee, please let us know.

Get to Know Your Neighbors – Neighborhood Block Party Scheduled

A potluck neighborhood block party will be held on Saturday, March 29, from 11:30 a.m. to 2 p.m. at the south end of 114th Place towards the Andara Senior Living building.

All residents are welcome to attend to meet your neighbor. Lunch will be served from noon to 1 p.m. with hot dogs, condiments, chips, soft drinks, and water. Everyone is encouraged to bring a pot luck dish and a folding chair as there will be a Neighborhood Watch guest speaker.

Look for an invitation via email from party organizer Steve Reid with the details. Please RSVP by March 22 by emailing Steve at smreid44@gmail.com or visiting Steve at 11632 N 114th Place.

Taking Care of Adobe Ranch Villas

Among the topics discussed at the most recent Adobe Ranch Villas HOA board meetings were residents leaving debris in the common areas along with shopping carts being abandoned in the neighborhood.

Former Landscape Committee chairman Cody Wooden reported that the debris in the alley has been cleaned out. Board members then reminded residents to take pride in Adobe Ranch Villas by not scattering debris anywhere in the community.

Regarding any discarded shopping carts, residents who find these carts can contact the nearby Albertsons who will return them to the grocery store.

Budgetary Issues

In other business, the board approved both an audit and a reserve study for the HOA's budget. An audit will cost \$2,500 and will include third party verification of material amounts. Currently Adobe Ranch Villas prepares financial statements using the "compilation" accounting rules. No verification of the amounts takes place. The most recent compilation was for the 2023 financial statements and was prepared by Ginsburg & Dwaileebe CPAs LLP.

A reserve study provides information on the upcoming costs of maintaining our assets such as pool and street repairs and unit painting. It allows a community to knowledgeably fund future repairs on a monthly basis so that monies are available when major repairs are needed.

Community Management & Consulting uses for a reserve study is Advanced Reserve Solutions. Cost is dependent on how soon the study is needed. The cost is \$1,250 for a study received in 8 weeks and higher for studies required sooner. It has been a few years since Adobe Ranch Villas has done a reserve study.

Other Matters

Cody Wooden has resigned from the board and as landscape committee chair. If you would like to serve on the landscape committee or join the Board, please let us know. There now are two openings on the Board of Directors.

Residents may leave their backyard lights on overnight; however they may be intrusive to others, so please be considerate to your neighbors.

HOA Board of Directors, Committee Chairs, and Management Company

HOA Board of Directors

Diane Murphy, President 480-235-8468 abcdiane1@gmail.com
Sandi Smith, VP/Treasurer 480-205-6832 sfsmith1@cox.net
Kathy Warpole, Secretary 480-213-0527 kwarpole@aol.com

Committee Chairs

Architectural Committee: Sandi Smith
Landscaping Committee: Interim Chair-Sandi Smith
Pool Committee: Sandi Smith
Violations Committee: Diane Murphy & Sandi Smith
Neighborhood Watch Co-Captains: Kathy Warpole & Sheila McNeill
ARV Newsletter: Rodney Platt
Neighborhood Party: Steve Reid

HOA Management Company

Community Management & Consulting
9034 N. 23rd Avenue, Suite 8
Phoenix, AZ 85021
Phone: 602-943-2384
Email: services@communitymanagementaz.com
ARV representative: Jack Leibert

We thank those homeowners that have taken the time to join one of our committees and help in the improvements needed to maintain and enhance our home values.

Looking for HOA Information?

To keep abreast of what is happening at Adobe Ranch Villas, don't forget to visit our website at [Adobe Ranch Villas](#). There you can find vital information such as the Rules and Regulations, the Trash and Recycle schedule, forms, community resources, and future meeting schedules.

HOA Board Meeting Schedule – Get Involved!

The Adobe Ranch Villas Board of Directors meets on a quarterly basis on Mondays at 6:00 PM at the home of Board President Diane Murphy at 11620 N. 114th Pl. All homeowners are welcome to attend. Please look for a notice for the next board meeting on the [ARV website](#).