

# Adobe Ranch Villa Newsletter

November 2016

A publication for Adobe Ranch Villas Homeowners and Residents



## Adobe Ranch Villas Board of Director's Meetings

The Board of Directors for Adobe Ranch Villas meets on Mondays at 7:00 PM. at the home of 11620 N. 114<sup>th</sup>. Homeowners are welcome to attend. Next meeting: January 23, 2017.

### Happy Thanksgiving!

#### Did you know that...

- It took **66 days** for the Mayflower to travel across the Atlantic Ocean. There were 101 men, women and children on board.
- The first national Thanksgiving was proclaimed by the Continental Congress in **1777**.
- Thanksgiving Day is the **busiest** travel day of the year.
- A 15 pound turkey usually has about **70% white meat and 30% dark meat** and has more **protein** than chicken or beef.



### Community Rule: #7 - No Parking on Street

- Our community's private streets are 15 feet narrower than the required 40 feet width of regular city streets. Due to the fact that parking may interfere with the functions of emergency vehicles, Adobe Ranch Villas has **banned overnight parking and/or prolonged daytime parking of motor vehicles upon the streets and sidewalks.**
- If you are unable to park your vehicle in your garage or driveway, please park on the west side of 114<sup>th</sup> Street.
- The Association has contracted with a towing company: **All Valley Impound.**
- **If your vehicle is towed, please contact All Valley Impound at 602-278-1600.**
- **All expenses related to towing and retrieval of the vehicle will be at the owner's expense.**

#### Adobe Ranch HOA Board members:

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## Increase in HOA Monthly Dues for 2017

**The Board of Directors has voted to increase the HOA monthly dues by \$5.00 for a total of \$125/month effective January, 2017.**

This is the first increase since 2014.

The CC&R's allows an increase proportional to the Consumer Price Index. The increase in HOA dues will be used to cover increases in cost of utilities, tree maintenance and landscaping.

### Warm Up in Our Spa

We have a wonderful Spa and Pool area! Warm up during these cooler winter months in our spa.

### Adobe Ranch Villas Did You Know...

- **45%** of the annual HOA budget is spent on landscaping maintenance, and tree trimming?
- **25%** of the annual HOA budget is spent on pool services, repair, chemicals, permits, electricity, water and gas?
- Our **irrigation** system is 20 years old and needed replacement and repair? Since it's so costly to repair, the HOA has spent 10% of the annual budget for the past few years (and coming years) repairing sections of it at a time.
- We have a wonderful **website** for our community that includes important documents and information every homeowner may want to know? <http://www.adoberanchvillas.com>