

Adobe Ranch Villa Newsletter

April 2015

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 Diane Murphy, 11620 N. 114th. Homeowners are welcome to attend. Upcoming meeting dates are: June 15, Oct. 19, Dec. 15, 2015 and January 25, 2016.

Community Rule #7:

"No owner, family member, guest of the owner, or tenant may have his or her vehicle parked in any of the streets or sidewalks of the community overnight or for a prolonged period of time."

- This rule was adopted as requested by the Scottsdale Fire Department because 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.**
- **Noncompliance with this rule may result in a daily monetary penalty ranging from \$10.00 to \$500.00 per day or towing of your vehicle.**

Thanks to all homeowners that attended the Annual meeting of Adobe Ranch Villas on March 31, 2015.

Adobe Ranch HOA Board members:

Diane Murphy 661-5941 abcdiane@cox.net
Blossom Osofsky 657-0888 blossomso@cox.net
Sandi Smith 860-6479 sfsmith1@cox.net

Block Watch Gathering on Thursday, April 23, 2015



Come meet your neighbors and spend some time talking about home and neighborhood safety at our pool area from 6:00-6:30 on Thursday, April 23rd. This is an annual event that use to be held in the fall and is now going to be held in the spring.

Summer Fun in the Pool

With the temperature beginning to creep up the thermometer, it's wonderful we have a community pool to enjoy! **Please be sure to read the Pool and Spa rules for our community on the next page.**

Adobe Ranch Villas Webpage

We have a wonderful website. Please visit:

<http://www.adoberanchvillas.com> and save it as a Favorite. The website includes:

- Announcements; meeting dates
- Documents for the HOA, Rules & Regulations, CC&Rs, etc.
- Handy homeowner resources
- Information about replacing light sensors for your garage lights
- Brush and Bulk Collection dates
- Archived Newsletters



Irrigation Repair

You may see some Arizona Blue Stakes around the neighborhood within the next several weeks. Manning Sprinkler Services will be repairing the irrigation system in the front yard of some of our homes.

Adobe Ranch Villa Pool and Spa Community Area

As homeowners and residents, it is important to maintain a clean and safe pool and spa environment. Our pool is a semi-private pool, and is often inspected by the Environmental Health Division. They can close our pool immediately for any violations. By following the posted rules in the pool area as well as the rules listed below, we should have a pool and spa that we can enjoy all year around!!

- **Please become aware of all posted rules in and around the pool and spa area.**
- **No Lifeguard on duty!** All persons visit the pool at his/her own risk.
- **The Pool gate must remain CLOSED and LATCHED at all times.** Make sure the gate to the pool is ALWAYS completely shut. Do NOT prop the door open. Whenever you enter or exit the pool area, be sure the pool gate completely closes and latches shut.
- **Pool Hours:** Sunday – Thursday 7:00 AM – 10:00 PM
Friday and Saturday 7:00 AM – 11:00 PM
- **Anyone under the age of 14 must be accompanied by an adult.**
- **Do NOT bring any glassware** (bottles, glasses, cups, etc.) into the pool area **or even throw them away in the pool trash can.** (City pool inspectors will shut down the pool even if there is glass in the trash can!) Any drinks brought to the pool area should be in **non-breakable containers.**
- **No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind are permitted in the pool or within 4 feet from the edge of the pool.**
- **Make sure all pool furniture is at least 4 feet from the pool edge.** If you move the pool furniture while at the pool, please move it back before you leave.
- **No animals** are allowed (except for official service animals).
- **Owners and management are not responsible for accidents or injuries.**
- **The Board of Directors reserves the right to deny use of pool or spa to anyone or close the pool and spa at anytime.**