

Adobe Ranch Villa Newsletter

November 2013

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 December 16, 2013 and January 20, 2014.



Block Watch Gathering Tuesday, November 12th at 6:00 PM at the Pool Area

Please come to our pool area at 6:00 PM for our Annual Block Watch Community gathering. A **Scottsdale Police Officer is our guest** and will give a short presentation on **home and personal safety**. Come spend some time learning about safety and meeting some neighbors. **Everyone who attends will have the opportunity to win one of two gift certificates.** See you on Tuesday, Nov. 12 at 6:00!!

Our Adobe Ranch Villas CC&R's allows the HOA Board to increase the monthly assessment proportional to the amount of increase of the prior year's Consumer Price Index (CPI).

Article VII, Section Two (b) *...the Board may, without a vote of the Association, increase the Association by an amount that does not exceed an amount that is proportional to the amount of increase during the prior fiscal year in the Consumer Price Index for All Urban consumer (All Items), U.S. City Average, published by the United States Department of Labor, Bureau of Labor Statistics (1967=100)...*

Since 1995, the HOA Board of Directors has had the opportunity to raise the monthly assessment for a total of \$37.38. During those 18 years, the assessment has been increased six times for a total of \$32.20, resulting in the opportunity for the current Board to raise the assessment as much as **\$5.18**.

The board will be discussing this issue during the December 16th Board meeting. If the Board votes for an increase, it will begin in January, 2014.

Justifications for Increase to HOA monthly dues beginning in January 2014:

Costs to maintain community budget

- Increase cost of Utilities (Electricity, Water & Sewer, Natural Gas)
- Pool and Spa Services updates to comply with new state laws
- Landscape Supplies/Repairs – irrigation system
- Tree Trimming, maintenance and replacements

Reserve fund

Maintaining an adequate Reserve fund is not an option. It is an Arizona law that HOAs must maintain a reserve account and a requirement of our CC&Rs that homeowners must contribute to and maintain an adequate Reserve Fund Account to pay for major expenses. According to a Reserve Fund Analysis conducted by an independent company in 2008, our Reserve account should currently be approximately \$67,000. We are approximately \$42,000 behind on meeting our current and future community obligations!

Adobe Ranch HOA Board members:

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