

Adobe Ranch Villa Newsletter

April 2018

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. 114th quarterly. Homeowners are welcome to attend. The date of the next meeting is following the annual HOA meeting on April 12, 2018 at 6:00 PM at the Scottsdale Mustang Library.

Annual HOA meeting

The annual meeting of the Adobe Ranch Villas Homeowners is Thursday, April 12th at the Mustang Library beginning at 6:00PM. Hope to see you there!

Neighborhood Get Together

Saturday, April 14th from 4:00-7:00 is a get together for the neighborhood. Details are on a flyer taped to the mailboxes.

Enjoy our Community Spa and Pool

We have a wonderful heated spa and the pool will be warm soon. Take advantage of this great resource. Be sure to review the pool and spa rules.

Block Watch Party

The annual neighborhood Block Watch Party will take place on Thursday, May 10 from 6:00-7:00 PM in our pool area. We will have a guest speaker to address safety issues in Scottsdale and our neighborhood. Everyone is invited!

Adobe Ranch HOA Board members:

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

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 was over 20 years old and needed replacement. Since it's so costly to repair, the HOA has spent 10% of the annual budget for the past few 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>

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 prolonged daytime and/or overnight 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 114th 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 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.**