



Adobe Ranch Villas Newsletter

June 2026

A publication for Adobe Ranch Villas Homeowners and Residents



Community Street Coating Project a Success

A big thank you to all residents for your cooperation during the seal coat maintenance of our street this past April 23. Pinnacle Paving Co. conducted the maintenance as the street was closed for 24 hours.

All major cracks were sealed, the entire asphalt surface was cleaned, and a seal coat was applied over the entire street. We should not have to do this again for at least five years.

There were no delays and no errant driving incidents during the project. A big help was our ability to park along either side of 114th Street after the city of Scottsdale gave us special permission to park on both sides of the street.

Here are a couple of pictures from the street project. Again, thanks to all for your support on this project.





Keeping in the Swim with our Pool and Spa

With summer in full swing, it's important to remember that we need to maintain a clean and safe pool and spa environment. Adobe Ranch Villas has a very attractive swimming pool and spa that residents can enjoy on a daily basis. As it is a semi-private pool, it is often inspected by the Environmental Health Division which can shut down our pool immediately for any violations.

By following the posted rules in the pool area, we can enjoy the benefits of our pool and spa all year round.

Please remember that there is no lifeguard on duty and those who visit the pool do so at their own risk. The pool hours are 7 a.m.-10 p.m. Sunday through Thursday, and 7 a.m. to 11 p.m. Friday and Saturday. The pool entry gate must be kept closed and locked at all times. For more details, refer to Section 8 of the [Rules and Regulations](#).

New Landscaping Company Selected

The board of directors chose a new landscaping company - Sunrise Landscape Services - effective April 29, 2026. Sunrise was also chosen to provide tree trimming services effective June 8, 2026. Sunrise replaces the previous landscaping firm Desert Art Landscaping as well as Bartlett Tree Services.

Discussion about Community Internet Service

At the June 8 Adobe Ranch Villas Homeowners Association board meeting, the board of directors discussed a proposal by BAM Broadband service to provide their services to Adobe Ranch Villas. BAM had sent residents fliers at the beginning of the year to gauge any interest in their internet service within Adobe Ranch Villas. Some residents who attended the board meeting said they had talked with BAM officials and expressed possible interest and sought some more information.

Board members were concerned about the long-term implications of signing the required easement agreement with BAM without more research. The following issues were raised in board discussion:

- The easement would grant BAM permission to install a significant amount of infrastructure.
- The installation could involve tearing up our newly coated streets.
- The installation would involve putting in ground-level access boxes, similar to water access boxes, in some front yards.
- The easement agreement is in perpetuity and would require review by legal counsel.
- While our property manager indicated that he has no direct experience with BAM, he did feel that availability of fiber optic internet was a net positive.
- At least one other Scottsdale HOA decided to opt out of dealing with BAM.
- Fiber optic companies do not share infrastructure, and we would probably have to duplicate the infrastructure process again if other fiber optic providers want to add our neighborhood to their service areas. This could mean more service boxes in the front yards.

All these concerns made the Board wary of signing an agreement without further investigation. After hearing from the attending residents and discussion among the board members, the board unanimously voted to delay any action until more research was done regarding the ramifications of BAM and other internet companies bringing their services to Adobe Ranch Villas.

Check the Adobe Ranch Villas Website for HOA Information

To keep abreast of what is happening at Adobe Ranch Villas, don't forget to visit our website at <https://adoberanchvillas.com/>. There you can find vital information such as the Rules and Regulations, what paint colors to use, the Trash and Recycle schedule, forms, various community resources, and future meeting schedules.

Weekly Trash/Recycle Pick-up Schedule

Recyclable materials are collected on Mondays while regular trash is collected on Wednesdays. Please remember that both trash and recycle containers must be in the garage by the end of each pick-up day. Also, containers should not be stored outside but placed inside the garage.

HOA Board of Directors, Committee Chairs, and Management Company

HOA Board of Directors

- Diane Murphy, President
- Mike McConnell, Vice President
- Kathy Warpole, Secretary/Treasurer
- Sandi Smith
- Rodney Platt

Committee Chairs

- Architectural Committee: Sandi Smith
- Landscaping Committee: Sandi Smith

- Pool Committee: Sandi Smith
- Violations Committee: Diane Murphy & Sandi Smith
- Neighborhood Watch Captain: Kathy Warpole
- ARV Newsletter: Rodney Platt
- ARV Website: Sandi Smith
- 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