

Message from the President: New Board Members Elected at Annual Meeting

Two new board members were elected at the Adobe Ranch Villas HOA annual meeting on Saturday, March 22, at the Mustang Library, 10101 N 90th St.

Mike McConnell was selected and then named Vice President. Rodney Platt was chosen and then named chairman of the Architectural Committee. In addition, Kathy Warpole was named Secretary/Treasurer while Sandi Smith moved from interim chair to chair of the Landscaping Committee.

As a reminder, the quarterly board meeting will be held on Monday, May 12, 2025 at 6:00 p.m. at the home of President Diane Murphy, 11620 N. 114th Place. All homeowners are welcome to attend.

Neighborhood Block Party Big Success

More than a dozen residents attended a potluck neighborhood block party on Saturday, March 29, at the south end of 114th Place. Attendees enjoyed meeting their neighbors over a lunch of hot dogs, chips, potato salad, soft drinks, water, and dessert.

Neighborhood Block Watch co-chairs Kathy Warpole and Sheila McNeill each spoke about the importance of keeping alert and diligent, even though we have a quiet community.

Kudos go to party organizer Steve Reid as he provided the grill for cooking the hotdogs and large tent and chairs for people to get out of the sun. A good time was had by all.





Heading to the Pool – Summer is Coming Soon

As the temperatures heat up and summer takes over, it's important to remember the [rules and regulations](#) of our community pool and spa. Here are some important highlights:

- Pool hours are 7 a.m. to 10 p.m. Sunday-Thursday; 7 a.m. to 11 a.m. Friday-Saturday.
- Residents visit and use the pool area at their own risk; owners and management are not responsible for accidents or injuries.
- The pool entry gate must remain locked before and after leaving.
- No glass containers can be used in the pool area.
- No pets are allowed.
- Children under 14 must be accompanied by an adult (over 18 years old) at all times.

A complete list of the [Pool rules and regulations](#) can be found at the [Adobe Ranch Villas website](#).

In a related matter, the Jacuzzi was not heating properly and needed to be replaced. The cost of a new heater plus labor was approximately \$5,000.

Taking Care of Adobe Ranch Villas

After residents' input at the annual board meeting, the landscape company was directed to clean up the common ground area on the south end of the community along 114th Street.

Residents also wanted the open area common ground near 114th Street back to a greener lawn area. The board had followed the Scottsdale City Council's recommendation that urged HOAs to forgo overseeding during the winter months, which would provide lower water bills, less lawn maintenance and increased water conservation. The board will review the situation to see how much it would cost to reinstate overseeding.

Budgetary Issues

At the annual meeting, the board approved the Financial Report.

The Adobe Ranch HOA Balance Sheet as of 3/31/2025 is as follows:

- Total Assets – \$49,724.14
- Total Liabilities – \$6,526.00
- Total Equity – \$43,198.14

The board is waiting on the reserve study which provides information on the upcoming costs of maintaining our assets such as pool and street repairs and unit painting. It allows a community to knowledgeably fund future repairs on a monthly basis so that monies are available when major repairs are needed.

HOA Board of Directors, Committee Chairs, and Management Company

HOA Board of Directors

Diane Murphy, President 480-235-8468 abcdiane1@gmail.com

Mike McConnell, Vice President 480-272-7255 pmmcc@umich.edu

Kathy Warpole, Secretary/Treasurer 480-213-0527 kwarpole@aol.com

Committee Chairs

Architectural Committee: Rodney Platt 602-920-1322 azplatt@hotmail.com

Landscaping Committee: Sandi Smith sfsmith1@cox.net

Pool Committee: Sandi Smith

Violations Committee: Diane Murphy & Sandi Smith

Neighborhood Watch Co-Captains: Kathy Warpole & Sheila McNeill

ARV Newsletter: Rodney Platt

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

We thank those homeowners that have taken the time to join one of our committees and help in the improvements needed to maintain and enhance our home values.

Looking for HOA Information?

To keep abreast of what is happening at Adobe Ranch Villas, don't forget to visit [our website](#) at Adobe Ranch Villas. There you can find vital information such as the Rules and Regulations, the Trash and Recycle schedule, forms, community resources, and future meeting schedules.