



Adobe Ranch Villas Newsletter

September 2024

A publication for Adobe Ranch Villas Homeowners and Residents



Message from the President: Meet Your Association Leadership

Here is a list of Adobe Ranch Villas residents who have volunteered their time to ensure Adobe Ranch Villas remains a gem of a community that we take pride in. They are working on securing the future of our community.

Please welcome Kathy Warpole as the newest board member. Kathy will serve as Board Secretary and also is a co-captain of the Neighborhood Watch committee.

Additionally, if you have any landscaping issues, please contact Cody Wooden, chairman of the Landscaping Committee.

Here is a list of your HOA Board of Directors, Committee Chairs, and the management company:

HOA Board of Directors

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

Sandi Smith, VP/Treasurer 480-205-6832 sfsmith1@cox.net

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

Cody Wooden 480-748-6754 codywooden10@gmail.com

Committee Chairs

Architectural Committee: Sandi Smith

Landscaping Committee: Cody Wooden

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 jleibert@communitymanagementaz.com

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. We are always looking for assistance and would welcome your input! If you would like to serve on a committee or join the Board, please let us know.

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.

Swimming Pool/Spa

Adobe Ranch Villas has a very attractive swimming pool and spa that residents can enjoy on a daily basis. 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](#).

HOA Board Meeting Schedule – Get Involved!

The Adobe Ranch Villas Board of Directors meets on a quarterly basis on Mondays at 6:00 PM at the home of Board President Diane Murphy at 11620 N. 114th Pl. All homeowners are welcome to attend. Please look for a notice for the next board meeting on the [ARV website](#).

Did You Know – No Parking on the Street

Adobe Ranch Villas is responsible for our streets and because our community's private streets are just 25 feet wide, 15 feet narrower than the required 40 feet width of regular city streets, prolonged and/or overnight parking on our streets is prohibited. This type of parking may interfere with the functions of emergency vehicles.

In cooperation with the Scottsdale Fire Department, Adobe Ranch Villas has banned prolonged daytime and/or overnight parking of motor vehicles upon our streets and sidewalks.

The board is taking a pro-active approach to this matter and will be issuing bright orange warning letters to violators. The letters detail what can happen if your car is unlawfully parked, including a fine or the vehicle being towed.

The Association has contracted with All Valley Impound towing company. 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.

If you are unable to park your vehicle in your garage or driveway, please park on the west side of 114th Street.

Weekly Trash/Recycle Pick-up Schedule

Recycle trash is collected on Mondays while regular trash is collected on Wednesdays. Please remember that trash/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.