



# Adobe Ranch Villas Newsletter



February 2026

A publication for Adobe Ranch Villas Homeowners and Residents

## Message from the President: Annual Meeting Scheduled!

The Adobe Ranch Villas Homeowners Association's annual meeting will be held on Saturday, Feb. 28, at 11 a.m. in the Book Discussion Room at Mustang Library, 10101 N. 90<sup>th</sup> St., Scottsdale.

It's a great time to discuss the current state of affairs and future of our wonderful community with the Board of Directors and Jack Leibert, our HOA management representative from Community Management & Consulting.

The agenda includes reading last year's annual meeting minutes, hearing the President's and Financial reports, and holding an open discussion on any concerns from residents. A regular board meeting will be held immediately following the annual meeting to elect officers.

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

## Neighborhood Block Party Big Success

There were 17 residents who attended the potluck neighborhood block party on Saturday, Jan. 17, at Board Member Rodney Platt's residence at 11747 N. 114<sup>th</sup> Pl.

Attendees enjoyed the beautiful day while talking with their neighbors over a lunch of hot dogs, chips, various salads and side dishes, soft drinks, water, and assorted desserts. Kudos to party host Rodney Platt as he grilled the hot dogs while providing access to his backyard. A good time was had by all.





### **Street Repair Coming to Adobe Ranch Villas**

We will be undergoing repairs to our streets sometime this spring. The board and our HOA management company are reviewing bids from paving contractors to clean and seal all major cracks, clean the entire asphalt surface, and apply a seal coat over the entire street. Once a decision has been reached on the particular contractor, we will work out the traffic details regarding street closure during the repair process. We then will communicate the final date and all the details concerning the project.

### **Community and HOA Information**

To keep abreast of what is happening at [Adobe Ranch Villas](https://adoberanchvillas.com/), 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.

### **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.

### **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 Co-Captains: Kathy Warpole & Sheila McNeill
- ARV Newsletter: Rodney Platt
- ARV Website: Sandi Smith
- Neighborhood Party: Steve Reid

### **HOA Management Company**

Community Management & Consulting

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ARV representative: Jack Leibert