



Adobe Ranch Villas Newsletter

November 2025

A publication for Adobe Ranch Villas Homeowners and Residents



Message from the President: Welcome Back Snowbirds!

It's that time of year when the weather is perfect with cooler temperatures when we can enjoy the outdoors. We welcome back those homeowners who escaped the hot summer and returned to our wonderful community.

Street Repair Coming to Adobe Ranch Villas

We will be undergoing repairs to our streets sometime in early 2026. The board and our HOA management company are reviewing bids from three 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.

Budgetary Issues

The board received the reserve study for the HOA's budget, which was prepared by Advanced Reserve Solutions Inc. The results will be discussed at our next board meeting.

A reserve study 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 plan future major repairs.

Get to Know Your Neighbors – Neighborhood Block Party Coming in January

With the success of our potluck neighborhood block party this past March, another block party will be held in mid-January at board member Rodney Platt's backyard at 11747 N. 114th Place.

All residents are welcome to attend to meet your neighbor. Lunch will be served from noon to 1 p.m. with hot dogs, condiments, chips, soft drinks, and water. Everyone is encouraged to bring a pot luck dish and a folding chair.

Look for an invitation via email from party organizer Steve Reid with the details. Please RSVP by emailing Steve at smreid44@gmail.com.

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.

HOA Board Meeting Schedule – Get Involved!

The next Adobe Ranch Villas Board of Directors meeting will be held on Monday, Dec. 15, at 6:00 PM at the home of Board President Diane Murphy at 11620 N. 114th Pl. All homeowners are welcome to attend.

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 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

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

Rodney Platt, 602-920-1322 azplatt@hotmail.com

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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