



Adobe Ranch Villa Newsletter

September 2019

A publication for Adobe Ranch Villas Homeowners and Residents



Adobe Ranch Villas Board of Director's Meetings

The Board of Directors for Adobe Ranch Villas meets quarterly on Mondays at 7:00 PM. at 11620 N. 114th. Homeowners are welcome to attend. The date of the next meeting is September 23, 2019.

Adobe Ranch Villas Ballot about Short Term Rentals

Some homeowners have recently become concerned with short-term rentals in our community because when a home is rented for a very short period of time (e.g. a few days or weeks), it can turn into a mini-hotel for renters and a problem for long-time residents or homeowners.

Based on requests from Adobe Ranch homeowners, **a ballot to restrict rentals of less than 12 months will be sent to your home along with an explanation of the ballot.** Basically, it is prohibiting short term rentals of 12 months or less in the community. Existing short-term bookings are grandfathered. In order for this to pass, at least 75% of homeowners must approve the amendment.

If you have questions about this ballot question and short term rentals, please attend the next Adobe Ranch Villas Board of Directors meeting on Monday, Sept. 23 at 7:00 at 11620 N. 114th Place.

Voting will take place from October 15 – October 30, 2019. There are two ways you may vote:

- 1) Mail the ballot to Community Management & Consulting at 3612 W. Dunlap Ave, Suite K, Phoenix, AZ 85051 no later than Wednesday, October 30, 2019.
- 2) Hand-deliver your ballot to any HOA Board member or Community Management and Consulting employee no later than Wednesday, October 30, 2019.

It maybe Fall, but our
pool and hot tub are
still warm!

We have a wonderful year-around heated spa and nice pool that will probably stay warm for a few more weeks. Take advantage of this great resource. Be sure to review the pool and spa rules.



Adobe Ranch HOA Board members:

Diane Murphy 661-5941 abcdiane@cox.net
Sandi Smith 860-6479 sfsmith1@cox.net
Blossom Osofsky 657-0888 blossomso@cox.net

Community Rule: #7 - No Parking on Street

Our community's private streets are 15 feet narrower than the required 40 feet width of regular city streets. Due to the fact that parking may interfere with the functions of emergency vehicles, Adobe Ranch Villas has banned prolonged daytime and/or overnight parking of motor vehicles upon the streets and sidewalks.

- If you are unable to park your vehicle in your garage or driveway, please park on the west side of 114th Street.
- The Association has contracted with a towing company: **All Valley Impound.**
- **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.**

Adobe Ranch Villas Pool and Spa Community Area

As homeowners and residents, it is important to maintain a clean and safe pool and spa environment. Our pool is a semi-private pool, and is often inspected by the Environmental Health Division. They can close our pool immediately for any violations. By following the posted rules in the pool area as well as the rules listed below, we should have a pool and spa that we can enjoy all year around!!

- **Please become aware of all posted rules in and around the pool and spa area.**
- **No Lifeguard on duty!** All persons visit the pool at his/her own risk.
- **The Pool gate must remain CLOSED and LATCHED at all times.** Make sure the gate to the pool is ALWAYS completely shut. Do NOT prop the door open. Whenever you enter or exit the pool area, be sure the pool gate completely closes and latches shut.
- **Pool Hours:** Sunday – Thursday 7:00 AM – 10:00 PM
Friday and Saturday 7:00 AM – 11:00 PM
- **Anyone under the age of 14 must be accompanied by an adult.**
- **Do NOT bring any glassware** (bottles, glasses, cups, etc.) into the pool area or even throw them away in the pool trash can. (City pool inspectors will shut down the pool even if there is glass in the trash can!) Any drinks brought to the pool area should be in **non-breakable containers.**
- **No drinks, candy, tobacco, popcorn, gum, alcohol, or food of any kind are permitted in the pool or within 4 feet from the edge of the pool.**
- **Make sure all pool furniture is at least 4 feet from the pool edge.** If you move the pool furniture while at the pool, please move it back before you leave.
- **No animals** are allowed (except for official service animals).
- **Owners and management are not responsible for accidents or injuries.**
- **The Board of Directors reserves the right to deny use of pool or spa to anyone or close the pool and spa at anytime.**