******August 15, 2025

To: All Members Lots1-114

From: Fast Horse Ranch Board

1. This past year has been a difficult one for the Association. Most of the members heard of the passing of our Secretary/Treasurer, Susan Hagen. Our condolences go out to her husband, Mike and her family in what can only be felt by grief and a profound sense of loss. Diane Maxam stood up for the position, but we soon found out that Susan’s shoes were not easily filled. We learned that, even though the position of Secretary and Treasurer is allowed by the CC&Rs, it’s a lot of work for any one person. We also quickly learned that the Association was not functioning very well due to aging infrastructure, policies and other procedures. The database that Susan maintained was QuickBooks. The original program was purchased by past president, Jeff Parker. Since then, Intuit has modified the product and the original disc that was purchased was lost. QuickBooks is now a web-based product and support for our version has been discontinued. On top of all else, the cost for our renewal in August 2024 was over $800.00 and we were advised that going forward would be more than $1,400.00 this year. QuickBooks is more than what an HOA of our size really needs. We also learned that Susan was using her personal computer, which is a co-mingling of a resource that also was out of date. Fortunately, all of Susan’s hard copies of files and record keeping was intact and we have no deficiencies in that area. We have also received feedback from many members who have said that a number of our Association members are not held to the same standard of the CC&Rs and that those members are not held to account. We have heard you and the purpose of this newsletter will become clear as you read on.
2. Some of you have asked: “What do I get for my $50 annual dues?” To put it into perspective, we have 114 homesites in the Association. If everyone pays the annual assessments, the Association takes in $5,700.00 per year. The billing for the last time we had a bulk brush and trash clean-up was $5,100.00 or the equivalent of 102 annual assessments or 89.5%. I drove through the neighborhood on the day of the pick-ups and approximately 38% of our membership had placed collections out for pick-up. That comes out to 43 member assessments or $2.150.00. That is a shortfall of $2,950.00. If that was all that is needed to run this organization, there isn’t enough revenue to make it, but it’s not all we need revenue for. We have to provide liability insurance for the common use area that we have never been able to use because a utility easement runs through the property. We also have to pay property taxes on that parcel of land. Even though we are a non-profit organization, we have to pay Arizona income tax and the fee that our tax preparer charges us to prepare and file the tax return. We have to pay, annually, for our website, software to track our dues and expenses and set an annual budget. Eventually, our computers, printers and any other hardware will need to be replaced. Let’s not forget postage! It will cost us nearly $90.00 to mail out this letter.
3. So, is there any good news? Yes. Over the past three months, we have been very busy. We conducted an audit of the annual assessment payments. Susan had excellent records. We built a new database using Microsoft 365 and Excel and lowered our cost from $1,400 for QuickBooks to $106.00 for Microsoft. Additionally, the Microsoft 365 gives us other uses from tracking and notifications to notify members if they are not compliant with the CC&Rs. A new restated policy of lot inspections will now happen quarterly. A new Architectural Committee will be headed up by two new board members, Steve Meyers and Chris Kerr, and we have recruited two Association Members to serve as well. Lot inspections will take place during the first week/weekend of September, December, March and June. We recommend that everyone check their properties and use the next week or so to review the CC&Rs to get ready for the next inspection. The other function of the Committee is to review any new construction or improvement projects. As a reminder, all projects must be submitted to the board and secure approval before construction begins. No blading or grading of lots is permitted by Pima County, without a grading plan and grading application for permit. Since the bulk of our rules are based on Pima County ordinances, we will simply refer these violations to them to enforce. Association rules that are violated will result in our referring the matters to an attorney for collection and enforcement. You have spoken and we have heard you. Enforcement of rules will apply equally to all. All attorney fees and court costs will be borne by the violator. During our audit of the annual assessment, it became apparent that we have about $6,000.00 in unpaid dues and late charges. Per the Association’s rules, annual assessments are payable and due on January 1st of each year. It also provides for a late payment charge of $15.00 for payments received after January 15th. In keeping with our usual business practices, the Association will not be invoicing annual assessments; however, the Association will be sending out Statements if there are assessment and late fee arrears. Someone asked if they could pay before January 1st and the answer is yes. In order to be a successfully working HOA, we need 100% compliance by the Members.
4. Animals. Pursuant to Page 6, Section 2, (B) of the CC&Rs, only generally recognized pets are allowed to be kept within the Association. When in question, the Board shall determine what a generally recognized pet is, at its sole discretion. Raising of sheep, goats, chickens and chicken eggs as consumables or by their very nature makes these animals not “generally recognized pets” and; therefore, not allowed in Fast Horse Ranch. This is the final decision of the Executive Board of the Fast Horse Ranch HOA. Chickens have never been allowed in the Association, and that ban will continue. While the Pima County Board of Supervisors has allowed chickens in certain neighborhoods with stringent rules and regulations, they also explicitly state that it’s important to note that any HOA restrictions or HOA CC&Rs that prohibit the raising of chickens will override the county's regulations.
5. It is everyone’s right to file a complaint with Pima County Code of Ordinances, specifically Title 18, Zoning for enforcement of zoning violations. Violations can be reported to the Code Compliance Program within the Department of Environmental Quality (PDEQ). The county can issue warnings, require compliance within a specific timeframe (typically 30 days), and impose fines.  I have always said that such action will usually get quicker attention. That being said, we will also bring those violations to the Pima County Code of Ordinances and let the county enforce their own rules. As a policy, such notifications will be issued by the Executive Board.
6. Common Violations to be aware of:
7. Parking vehicles, trailers and other motor vehicles on bare soil.
8. Parking of non-running vehicles or non-registered and licensed vehicles.
9. Maintenance of driveway materials
10. Homes that need to be painted.
11. Parking of RV, trailers, etc. in front of homes.
12. Accumulation of trash, or failure to maintain a clean and sanitary environment.
13. Rusty and damaged accessory buildings that need to be removed/painted.
14. Not submitting improvement projects for pre-approval by the Board before construction begins.
15. Unauthorized animals.
16. The amount of the annual assessment has been the same since day one. Our goal is to be good stewards of the Association funds and going forward we may be able to maintain the $50.00 by cutting unnecessary expenditures, as outlined herein.
17. The web page for the Association will be undergoing some changes to make it a better experience for all, including the addition of an online payment option for annual assessments. You will find the CC&Rs, Buffer Overlay Zone (BOZO) are there for you to download. You can also submit questions or contact the Board through the Association website.

Our new email is: fhrhoa85641@gmail.com. Our new Association hours will be Monday through Friday, 10:00 a.m. to 2:00 p.m. The Association will be closed on holidays and weekends. Please let us know if you have had a good experience with local vendors who gave great service and/or pricing so we can add that vendor to a new Marketplace page on the Association website.

We are looking for a new Secretary and a new Treasurer. If anyone is interested in filling either of these roles, please send us a message through the website, along with your qualifications, and let us know why you would like to be a part of the Fast Horse Ranch HOA Board. These Board positions require only a minimal number of hours per week and might be ideal for someone who works part-time or is retired. However, the positions are not limited to only those who work part time or are retired.

1. You have spoken and we have heard you. The Association is eager to move in this new and positive direction and is excited for what’s to come.

Robert Graham, President

Fast Horse Ranch HOA