

Ray Ranch Estates Newsletter: May 2022

2021 Recap

Good news! Our sidewalks and streets were brought to code & completed in 2021 and it looks like Covid is diminishing. We are hopeful things will return to normal this year. The Board of Directors would like to provide you with a brief update on what has happened in the community, current issues and our plans for the future. Remember the Board acts in an Advisory capacity abiding by the CC&R's and Architectural Guidelines documents. You can find these on our website.

www.Rayranchestates.org

It's being updated (long overdue) and we're committed to keeping it current. There you will find under the HOA tab, under DOCUMENTS tab, our CC&R's or the Declaration of **Covenants, Conditions & Restrictions**. These are the guidelines that were established in 1994 by the builder, Jackson Properties for our community. These CC&R's rarely get updated but now the time has come. To add an addendum or a new section we need 75% approval from you, our members.

Rentals

With the creation of VRBO and Airbnb (unknown in 1994), the topic of rentals has come to our attention and needs to be clarified. Most HOA's have some type of specifications in place. As mentioned in a prior letter, our current CC&R's do not address this in any way. This means you or your neighbor could conceivably rent out their home or a room to *someone different every single day*. Not an ideal situation. Rather we would like to see long term renters who are invested in our community. We encourage landlords to do a full background check before renting. We are working with our attorneys to draft simple renting rules. In the near future you will be receiving a ballot in the mail with a stamped envelope. *Please* do your part and vote yes to rental guidelines and return it in the envelope. This is *so important*. We need a vote from every single member!

Kinney Management Monthly Review

Once per month, our HOA manager, Kevin Leastman from Kinney Management drives the neighborhood to monitor changes. This is not the responsibility of the Board but rather an objective third party. Some common issues in the springtime are unwanted weeds in the front yard. With infrequent rains this winter this probably will not be a big problem but please maintain your property and remove/spray the weeds. Another minor issue is black trash containers being visible at the curb on a non-collection day. Please don't leave your empty trash cans out overnight.

Painting

Many of you are at the point when it is time to repaint. If you are repainting your home the same color then you do not need to submit a request to repaint with the Architectural Committee. If however you are thinking about changing the color of your home you must submit the request and get it approved before your repaint. There is a color palette of approved colors you can choose from. Getting approval for a change in paint colors could take 4 to 6 weeks to obtain so please build that into your painting schedule. Remember the walls adjacent to your property also need to be repainted to match the house so your property looks its best. Check our website for info on colors to and to submit your request.

Go to Rayranchestates.org
HOA INFORMATION tab then PAINT COLORS.
Fill out the short CHANGE SUBMITTAL FORM
Email to designreview@kinneymanagement.com

If you still have questions:
Kevin Leastman is our HOA manager at Kinney Management
You can email him at kevin@kinneymanagement.com or call (480-820-3451)

Roof Repairs

Many of your neighbors have been getting their roofs repaired lately. You do not need approval to have your roof repaired. A number of neighbors have found that after the roof was repaired the roofers installed *new* bird stops on the corners of the roof. These bird stops need to be painted to match the color of the house. You may need to provide information or paint for the roofers to make sure they paint these. It gives the house a nice finished look and keeps you from getting a notice from the HOA management when they do their regular neighborhood inspections.

Neighborhood Aesthetics

If you have a problem with nutgrass in your lawns some of your neighbors recommend using a herbicide that specifically targets this problem. ACE Hardware and Home Depot all have a specific herbicide for nutgrass that really works. Others have used a product called Sledgehammer, a turf herbicide available on Amazon.

Another Issue

When the roads and sidewalks were redone several of the access ramps for wheelchairs were put in. Oftentimes road gravel or debris gets caught in these ridged areas. If possible, when it is in front of your house, would you sweep these out? Thank you.

Unapproved changes

I know we all get busy and forget but please remember to get approval for the few home improvements that are required in the CC&R's. Your decisions affect the entire neighborhood. Kinney Management is legally obligated to enforce our guidelines. That's what we pay them for and we all benefit with increased home values when our neighborhood is well kept and continues to look good.

Vegetation Issues

If you're making changes to your front yard please review the guidelines
HOA INFORMATION tab then DESIGN GUIDELINES.

These Architectural Committee Rules and Guidelines or DESIGN GUIDELINES (easier to remember) have parameters on page 15 for governing the amount of vegetation (30%) required in each homeowner's front yard. Many residents are shifting from grass to artificial turf or hardscape yards with fewer bushes and trees. Given the nature of the water supply in Arizona, this trend parallels others in the Phoenix area, things have changed since 1994. The Board will be reviewing this issue and possible changes to these parameters. What do you think? Should we approve less vegetation in front

yards or require one tree? We would really appreciate comments from you! As your board, we represent you!

Speed bumps

Some residents have requested a speed bump on McKemy near Post as a matter of safety. This would require approval from the area neighbors and the City of Chandler. The board is checking on the process and the cost. We want everyone to be and feel safe.

Off Road Vehicles

There have been reports of “off road” vehicles and golf carts being driven in the neighborhood which is against the law. If you see this happening please call the Chandler Police Department Nonemergency line **(480) 782-4130**.

South Entrance

The Holiday Season is spectacular here in Ray Ranch! In keeping with the wonderful neighborhood tradition of beautiful light displays, we would like to add lights and other decorations to our entrance for the holidays. Do you have any ideas for this? We want to be as inclusive as possible. We're getting bids to add an electrical outlet to the southern entrance in anticipation of the next Holiday Season.

Ray Ranch Businesses/Tradesmen

We would like to support our neighbors! If you have a trade or business tell us about it! Please send your information to Kinney Management and we will put it on our website. Maybe you're an electrician and would like to bid on the South Entrance? We want to support you!

Playground Improvements

Our playground needs a facelift. We are getting estimates for replacing the foam pad, the riding horses, additional sand and adding some vegetation to the landscape. If you have suggestions for this we would love to hear from you. We're thinking of replacing the small worn out horses on the side with something new for younger children ages 1-6.

Neighborhood Cleanup

Your neighbors who live along McKemy whose homes back up to the railroad tracks have had problems with transients and trash left behind their homes. Reportedly, there was even a person who was living along the wall who got into one of the yards.

Recently SRP had all the large trees removed and some large bushes but they did not rake and clean up the debris like old sleeping bags, clothing and trash that has collected behind the homes there. Since this is impacting our homes and neighborhood, a number of people have suggested we all get together as a neighborhood and clean it up ourselves. We have contacted the City of Chandler and they have a neighborhood clean up program which we qualify for. The city will provide three large bins for our neighborhood so we can do a total neighborhood cleanup, not just the area along the railroad tracks.

All neighbors who have stuff they have been thinking about getting rid of can clean out their yards, sheds, garage, or attic and throw stuff in the large dumpsters. The dumpsters will be positioned around

the neighborhood so we can easily access them. They will be dropped off on Friday and picked up on Monday. So we will have all weekend to clean up!

The city will also provide a trailer with all the tools for us to use to clean up the trash and weeds along the west wall by the railroad tracks. The City of Chandler program is called 'Tools on the Go'. We will have to fill out an application for this and we can possibly get the bins and the trailer in a couple of weeks. We will send out a flier to let you know the date for the BIG Clean Up.

Canal Pathway Improvements, brand new information

The City of Chandler is planning improvements for the Kyrene Branch Canal Shared Use Path. They want you, our community residents to know of the planned improvements and have an opportunity to provide any feedback to improve the project. Project information is available on the City of Chandler's website at www.chandleraz.gov/KyreneCanalPath

Looking forward: The City of Chandler also has a grant program that will help us put on a 'Get to Know your Neighbor' social event. If you have ideas or would like to help plan this event please let us know. Join us!

Want to get involved?

If you want to be more involved in the neighborhood we are looking for people to help out on the Social Committee, Newsletter and Architectural Committee. Send an email to Kevin and we'll be in touch!

Thank you!

A *big* thank you to all of you, our members who so diligently strive to abide by the guidelines set up in the CC&R's and make our neighborhood such a great place to live! We so appreciate you all!

Board of Directors & HOA Management Information

The Ray Ranch Estates Board of Directors were elected in November 2021.

Board President	Paul Fest
Vice President	John Warren
Treasurer	Scott Russell
Secretary	Shawna Bergsma
Member at Large	Mike Guggemos
Kinney Management Contact Manager	Kevin Leastman

To reach any of us contact Kevin Leastman at (480) 820-3451

kevin@kinneymanagement.com