

October 22, 2024

Dear Ray Ranch Estates Homeowners,

The Chandler Ray Ranch Estates Homeowners' Association (HOA) is dedicated to maintaining a safe, attractive, and vibrant community where residents can connect and enjoy their surroundings. Our social and landscape committees play key roles in enhancing neighborhood relationships. Maintaining our common areas and encouraging homeowners to care for their homes have contributed to increased property values.

Annual Assessments

- Our annual assessments are utilized to maintain the common areas of Ray Ranch Estates.
- We take pride in offering relatively low fees compared to similar developments, ensuring affordability for all homeowners.

Greenbelt

- The greenbelt serves as a neighborhood park, welcoming all residents to engage in activities such as soccer, picnics, and birthday celebrations.
- Many homeowners enjoy walking their dogs or simply relaxing under the shade of our trees.
- Recently, we installed a new park bench at the south end, made possible by a generous donation from the Miller family.
- While we experienced the loss of about ten trees due to summer heat stress, these have been replaced to provide necessary shade and help mitigate the heat island effect in our area.
- We are currently exploring requests for additional amenities, such as a picnic table.

Greenbelt Lighting

- The HOA is responsible for maintaining the lighting in the greenbelt.
- We have upgraded all light poles to aluminum to prevent rust and reduce ongoing maintenance.
- All lighting has been replaced with energy-efficient LED bulbs, lowering electricity costs.

Children's Playground

- Our playground is a favorite spot for families and is used daily by children in the community.
- It features a shade structure and surrounding trees, ensuring a comfortable environment year-round.
- This year, we refreshed the playground with new sand and replaced two older play items to enhance safety and enjoyment.

Architectural Committee

- The committee consists of three Ray Ranch Estates homeowners, including the HOA Board President.

2023 Updated Architectural Guidelines:

- Board members Shawna Bergsma and John Warren collaborated with the committee to revise the Architectural Guidelines, now including provisions for decorative lighting that enhance both aesthetics and security for homeowners.
- The updated guidelines were approved by the committee and the HOA Board of Directors at an open meeting, with copies sent to all homeowners.
- It's important to note that any changes to the Architectural Guidelines must be approved by the HOA Board during public meetings; however, the Architectural Committee does not need to submit changes through CC&Rs.
- Homeowners wishing to request a variance can do so through the committee; if denied, they have the option to appeal to the full Board of Directors.

Homeowner violations of deed restrictions and HOA Architectural guidelines:

- Violations such as weeds, trashcan violation or unapproved architectural changes to their property may be sent a notice by our management company that the homeowner is in violation.
- The homeowner may be sent a total of three violation notices. If the problem continues and is not corrected, it will be referred to an attorney for permanent corrective action, up to and including a civil suit to obtain compliance as provided in Ray Ranch HOA CC&Rs. Attorneys' and legal fees are recoverable as provided in the CC&Rs. [Ray Ranch Estates does not have and has never had a monetary penalty/fine system.]

Thank you for your attention and for being an essential part of our community!

Sincerely,
John Warren,
RRE HOA President