



D'Arcy Ranch NEWSLETTER Winter 2009

Annual Meeting

The Annual meeting was held in January 2009 for the purpose of electing new Directors to the Board. The following were elected to the Board:

Jeff Gobster

Jeff comes to the Board with a history of thirty years with the fire service. Jeff has lived in Darcy Ranch since 1996.

The Board also appointed Dave Rannow to fill the vacant position. Dave has lived in Darcy Ranch for several years and has agreed to serve on the Board. And a big thank you to those owners who attended!!

What is an HOA?

*An HOA is comprised of two or more homeowners that belong to a **mandatory membership organization** for the maintenance of commonly owned real estate and improvements. Size-wise, it can range from a simple duplex up to a huge development with thousands of detached homes, condominiums and townhouses that maintain marinas, golf courses and other extensive recreational facilities.*

Some of the responsibilities of an HOA include:

- * Establish and collect maintenance fees needed to run neighborhood operations*
- * Maintain community landscaping*
- * Maintain recreational facilities*
- * Provide space for events or neighborhood functions.*

** Enforce deed restrictions including, but not limited to, exterior home maintenance, commercial use of properties, control of trash and blight.*

In D'Arcy Ranch, the association is comprised of all of the owners of the 256 homes in the community. Your Board is elected to protect the common interest. The CC&R's are rules that all owners agreed to abide by when they purchased their homes. By having rules and enforcing them, the association helps keep D'Arcy Ranch a desirable place to live.

Parking

*The City of Chandler recently tagged several vehicles in the community that were parked facing the opposite direction of the flow of traffic. The City ordinance requires that the passenger wheels be to the curb. Please park facing the direction of driving. **Be sure that sidewalks are not blocked as well.***

***ALSO – Please do NOT park on sidewalks.** This creates a hazard for people pushing baby strollers who have to try to dodge your vehicle by going into the grass or into the street.*

Newspapers

Please try to get your newspapers picked up as quickly as possible. A large number of newspapers gathering in the driveway gives the appearance of a vacant home and may be inviting to burglars.

Backyard Lights

Lighting up the rear yard of your home is great for entertaining and letting children play after dark. If you do install lights, please be certain that the lights are directed to shine into your own yard, not yards around you. Be sure to check your lights at night and adjust them if needed.

Loose Animals

Like many communities, Darcy Ranch has its share of animals that run loose, not only cats but dogs as well. While cats are not required to be leashed according to Arizona law, owners are not permitted to allow them to use other neighbor's homes as a bathroom.

Please keep your cats contained on your own property. Be certain that dogs are on leashes when not in your home or rear yard.

Board of Directors Meeting

Board meetings are held every other month in the even months usually on the fourth Monday at 6:30 PM and usually at the Chandler Branch Library at Rural and Ray. For further information, please contact Linda at Metro Property Services at 480-967-7182, ext 103.

Weeds Again!!

Those pesky weeds are back again!! Now is the time to apply not only post emergent, to kill the weeds that have sprouted, but pre-emergent as well. Pre-emergent will help decrease the number of weeds that germinate.

Digital Television Transition

In June of 2009, television stations across America will switch to digital broadcasting (DTV). Is your TV ready for the switch?

By law, full-power American television stations are switching from analog to new digital broadcasts, some as early as Feb. 17, 2009. Digital television is a more

efficient technology that will provide clearer pictures, better sound and will allow for a variety of other new television services.

But if you are one of millions of consumers who receive free TV through rooftop antennas or rabbit ears, you will need to upgrade your television set to continuing receiving free television. In fact, one out of every three households will be affected by the switch.

Any television sets that do not have a built-in digital tuner, or are not connected to a cable, satellite or a telephone company service provider, will need a digital converter box to continue receiving free, broadcast television after the transition occurs.

For more information about the DTV Transition, visit DTVAnswers.com

Hazardous Waste Drop-Off

*Chandler residents have dropped off approximately 90,000 pounds of household hazardous waste at Chandler's new Household Hazardous Waste Collection Center since it opened in August 2007. The facility is located at the City's Recycling and Solid Waste Collection Center located on the southwest corner of McQueen and Queen Creek roads. **Appointments are required.** For more information, call 480-782-3510.*

Architectural Submissions

*Any exterior modification to your home or property must **have prior approval** from the Darcy Ranch ACC. When planning a change, please call Metro Property Services at 967-7182 for the submittal form.*

Important Phone Numbers

Chandler Police Dept.

<i>Non-emerg</i>	<i>(480)782-4130</i>
<i>Animal Control</i>	<i>(602)506-7387</i>
<i>Trash Collection</i>	<i>(480)644-2688</i>
<i>Graffiti Hotline</i>	<i>(480)644-3083</i>
<i>Metro Property Services</i>	<i>(480)967-7182</i>