

MOUNTAIN RANCH

A WONDERFUL
PLACE TO LIVE

COMMUNITY NEWSLETTER

FALL EDITION



Vision Community Management

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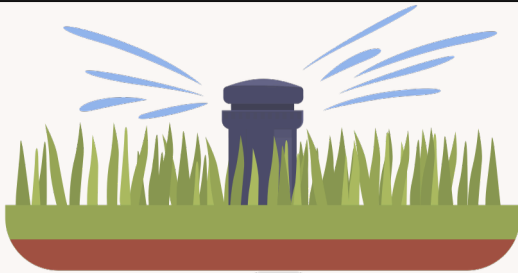
Upcoming Community Meetings



Here is the calendar of scheduled Homeowner Association (HOA) meetings for 2025:

- October 14, 2025
- November 11, 2025

All meetings take place at 6:00pm at the Fire Station 217- 10434 E Baseline Rd unless otherwise noted. We encourage residents to actively participate in your community by attending at least one meeting per year.



Watering Reminder

We'd like to remind homeowners to take extra care with watering, especially along the perimeter walls of your lot. Overwatering near these walls, or placing planters directly against them, can lead to damage and costly repairs. This is particularly important for "party walls," which may be the shared responsibility of both the Association and individual homeowners.

Please check your irrigation systems regularly and adjust watering to avoid pooling or excess moisture near walls. A little prevention goes a long way in protecting both your property and our community.



Friendly Reminder: Complaints

Arizona law (A.R.S. §33-1242 and A.R.S. §33-1803) requires that any complaint submitted to the Association include the complainant's first and last name.

This information will be shared with the homeowner involved in the complaint if requested.



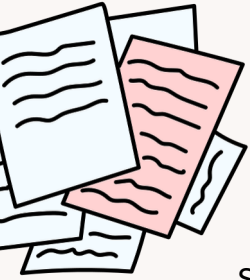
Community Document Updates

We've made some important updates to our community documents! The Design and Landscape Guidelines have been revised, and the newest version is available anytime on the homeowner portal and community website (a copy was also shared by e-blast).

The Board has also adopted a new Owner Complaint Policy. This policy helps make sure complaints are valid, documented, and tied to actual governing document violations. The goal is to resolve real concerns efficiently while preventing unnecessary violation letters or personal conflicts. (a copy was also shared by e-blast).

We encourage all homeowners to take a few minutes to review these updates so you're up to speed on the latest standards and procedures.

Community Shred Event



Saturday, October 25, 2025 | Basketball Park

Protect your privacy and clear the clutter. Join us for a community event where you can safely dispose of your sensitive documents! Watch as your papers are shredded on-site in a quick and convenient drive-up format.

Join Us at Community Events!



Our food truck events come at little to no cost to the Association, thanks to strong homeowner participation. By joining in, you help ensure we can continue offering these fun gatherings on a regular basis. Want a night off from cooking? Stop by a food truck event!

Looking for something sweet? Treat yourself to dessert after a busy week. These events are a simple way to connect with neighbors and enjoy what our community has to offer.

Front Yard Landscaping Reminder



With the weather starting to cool down, now is a great time to take a fresh look at your front yard. Over time, plants can be lost or thin out, so we encourage all homeowners to review the community's landscaping requirements for plants, trees, and turf. Please be sure your yard meets the current standards, and remember that any new installations or changes should go through the proper architectural submittal process before work begins. Our Design and Landscape Guidelines and Rules and Regulations are available on the community website for your reference.

Community Website Updates

Have you checked out our refreshed community website yet? It's now easier than ever to stay connected!

You'll find the latest newsletters, the 2025 Community Landscape Schedule (already synced with our community calendar), and announcements about upcoming events—all in one convenient spot. Be in the know with the most up to date events and news.



FALL Festival

**Join us for the Fall Festival
Saturday, October 18, 2025
1:00 – 4:00 PM | Basketball Park**

Get ready for an afternoon of fall fun!

Families can enjoy games, treats, and special guests from the barnyard—yes, a llama, goats, ducks, chickens, and sheep will be there to say hello.

Remember, no pets are allowed, and children must be accompanied by an adult.

We look forward to seeing you there!



Assessment Payment Options

ONLINE PAYMENT

e-Check and Credit Card transactions can be made online. Information contained in your billing statement is required to complete an online transaction.

Visit www.WeAreVision.com/MTR and click on Pay Online to make a one-time online payment. You can also login to your Vision Portal account to have the information populate for you!

BILL PAY OR MAILING A PAYMENT Bill Pay is an online banking service that is offered by most banks. Your choice of your checking or savings account will be debited. You may pay your assessments on a one- time occurrence or set up a recurring arrangement. Go to your bank's website and follow instructions, or call your bank for assistance. Remember to include your association name, your account number, and the lockbox address below.

Checks and money orders can be mailed with your statement stub and should be made payable to Mountain Ranch with your account number listed in the memo area of the check to:

**Mountain Ranch
c/o Vision Community Management Processing Center
P.O. Box 93866
Las Vegas, NV 89193-3866**

AUTOMATIC WITHDRAWAL

Payments can be deducted from your checking or savings account automatically via ACH. There is no fee to sign up. Homeowners can enroll on their own through the Portal or you may submit an ACH form located on the website **www.WeAreVision.com/MTR**.

HAND DELIVERY

Homeowners can stop by the Vision office to drop off checks or money orders to the secure lockbox located at the office entry.