

Silverstone Ranch

EQUESTRIAN COMMUNITY

Community Newsletter

June 2020 - Vol II, Issue 6

FINANCIAL HEALTH:

STRONG ↑

RESERVES:

\$427,134

Total Reserves (04/30/20)

270%

Percent Fully Funded

7

Years since last reserve study (3 - 5 yrs is ideal)

2020

Year of next scheduled reserve study

OPERATING FUND:

\$39,340

Operating cash, 04/30/20

REVENUES:

\$172,860

Assessment Revenue, 2020 projected

\$100/month ↓

New! Lower Assessment per lot/month, July 1

6.5% ↓

New! 2020 assessment decrease annualized basis

Semi-annual

(Once every 6 months)
Billing cycle starts July 1

10

Delinquent accounts, as of April 30

ENGAGEMENT:

84%

% w/ one or more email address as of Mar 31

42%

% using Member Portal

20

eStatement accounts

Members Welcome to the Annual Meeting

You are invited to the Annual Meeting of the Members on Wednesday, June 24, 2020, at 6:30pm. Due to the current COVID-19 situation, the meeting will be hosted via Zoom video teleconference. To join the meeting visit www.zoom.us/join and enter Meeting ID: 841-6965-2443; Password: 85296.

Below are a few agenda items you won't want to miss:

- Meet board members, committee members, and our management team.
- Learn more about current and future projects.
- Review the 2019 financials and learn how your assessments are being used and reserves are being invested.

Come introduce yourself to the Board, the management team, and your neighbors. Share your concerns, ideas, and suggestions, and learn more about the Association. Hope to "see" you there!

Wall Repairs at the South Entrance

Evolution Construction continues to work with the Board and the Vision management team to complete the **repairs to the leaning fence walls facing Warner Road**, including specific panels facing the Fry's parking lot.

Completed in May: Summer **tree and date palm trimming**; start-up **pest control service**, including scorpion treatment; common walls and backflow prevention devices repainted; new backflow device cage installed.

Work in Progress: Warner wall repairs; equestrian trail repairs & granite replenishment; repaint **SRP pad-mounted equipment**; 2020 **reserve study**; **water feature** scuppers; refresh common area signage; barn repaint proposals; fall **tree replenishments**.

If you have any questions, comments or suggestions regarding any of these or other projects, please email Vision at silverstoneranch@wearevision.com or call (480)759-4945.

REMINDER: Semi-Annual Billing starts July 1

In 2019, the Board voted to return to a semiannual billing cycle, effective July 1. Why? Statement printing and mailing cost the Association \$268/month, so **returning to a semi-monthly billing cycle will save the Association \$2,680, in statement costs each year.**

Your July 2020 statement will represent six (6) months of monthly assessments, or \$600, covering the period from July 1 through December 31.

Payments must be received on or before the 15th of July to avoid the late payment fee.

Payment plans are available! If you would like to continue to pay your assessment on a monthly basis, you may enroll in a monthly payment plan. However, please be advised that a \$5/month fee will apply. To enroll a payment plan, please send an email to the management team at silverstoneranch@wearevision.com.



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New! Online Voting Option for Owners

This year, the HOA has added the option of electronic voting. Homeowners will receive a postcard announcing the Annual Meeting, including a unique online registration number, and instructions on how to cast their online vote. Votes may be cast from a smart phone, tablet, or computer.

Online voting instructions will be posted to the Silverstone Ranch website and sent to each owner via mail and email.

If you prefer paper copies and a paper ballot, these can be mailed or picked up at your request.

Owners are voting to elect directors to the (3) available seats on the Board, each for a two-year term, and to approve the 2019 Annual Meeting Minutes. The ballot, candidate bios, minutes and agenda will be available on the voting site.

Note: Reminders from VoteHOANow will be emailed to homeowners until your vote has been cast.

*** PEST CONTROL NOTICE ***

Pest control in the common areas to be performed by Carter Weed & Pest on the **first Thursday of each month.**

Next Service Date: June 4, 2020

**Annual Meeting:
June 24, 2020**

To sign in visit www.zoom.us/join

Meeting ID: **841-6965-2443**;

Password: **85296**

Sign in begins at 6:30pm

An executive session will be held prior to the open session. The executive session shall be a closed meeting pursuant to ARS §33-1248 / §33-1804 (A)(3) and (5).