

Silverstone Ranch

EQUESTRIAN COMMUNITY

Community Newsletter

May 2020 - Vol II, Issue 5

FINANCIAL HEALTH:
STRONG ↑

RESERVES:
\$430,321
Total Reserves (03/31/20)

270%
Reserves, % Funded

7
Years since last reserve study (3 - 5 yrs is ideal)

2020
Year of next scheduled reserve study

OPERATING FUND:
\$27,826
Operating cash, 03/31/20

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

ENGAGEMENT:
84%
% w/ one or more email address as of Mar 31

42%
% using Member Portal

16
Architectural Requests Approved, thru 5/15/2020

13
eStatement accounts

New! **Monthly Assessments** decrease from \$115 to \$100/month, effective July 1st

With our Association's Reserves over 270% fully funded as of March 31, on April 22, 2020, the Board voted to reduce the Monthly Assessment from \$115/month to \$100/month for the remainder of 2020. The Board will review the Assessment and funding plan during the 2021 Annual Budget process.

Reminder: The Association is returning to semi-annual billing, starting July 1. Your July statement will be \$600, or (6x) \$100/month assessments, covering the period from July 1 thru December 31.

Monthly payment plans available! If you'd like to pay your assessment on a monthly basis, you may elect to enroll in a monthly payment plan. Please be advised a \$5/month fee will apply. To enroll in a payment plan, please email silverstoneranch@wearevision.com.

New! **Warner Rd Wall Repairs Begin in May**

On May 6, the Board accepted Evolution Construction's proposal to repair the **leaning fence walls facing Warner Rd**, plus the fence on Lot #3 facing the Fry's parking lot. Evolution will be providing more information regarding project timeline and site preparation requirements at the Board meeting on May 20.

Work in Progress: Summer **tree and date palm trimming; pest control service;** turf grub treatment; back-flow device cage; reposition boulders at the Val Vista Tower; **Warner wall repairs; equestrian trail** granite replenishment; repaint **SRP pad-mounted equipment;** refresh faded common area signage; barn repaint proposals; picnic deck repairs; 2020 **reserve study;** fountain scuppers; fall **tree and shrub replenishments.**

Don't be in the Dark: If you have questions, concerns, or suggestions regarding any of these or other projects, please email silverstoneranch@wearevision.com or call (480) 759-4945.

May / June Landscaping Calendar

Be sure to **check your irrigation system** for proper function and reset your timer for hotter temperatures.

Prune desert trees in May to help prevent storm breakage during the monsoons in July & Aug. *Mesquite and eucalyptus are especially prone to wind damage.*

Fertilize citrus & palm trees: Apply the second application of citrus and palm fertilizer (Feb/May/Aug/Oct).

Palm Tree Trimming: For the best chance of removing all seed pods in one trimming:

- Trim **Mexican fan palms** after **June 15th**
- Trim **California fan palms** after **July 15th**
- Queen palms may be trimmed after June 1st, but expect some seed pods to emerge through the fall.



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New! **Online Electronic Voting Option**

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 your online vote. Votes may be cast from a smart phone, tablet, laptop, or personal computer.

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

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.

Reminder emails from VoteHOANow will be sent to homeowners until a vote is cast.

If you prefer a paper ballot, these can be mailed or picked up at your request. Email silverstoneranch@wearevision.com or call Vision Management at (480) 759-4945.

*** 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: May 7, 2020

Next Board Meeting:

May 27, 2020

at 6:30pm

To sign in visit www.zoom.us/join
Meeting ID and password available at [Silverstone Ranch](http://www.wearevision.com/silverstone-ranch) website
<http://www.wearevision.com/silverstone-ranch>

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).