



BELL WEST RANCH

Bell West Ranch HOA Board Update— September 2024

Dear Homeowners,

We hope this message finds you well as we head into the fall season. The Bell West Ranch HOA Board has been hard at work, and we'd like to share some updates with you about what has been happening in our community:

Budget Approval—No Increase in Assessments

We are pleased to announce that the 2025 budget has been approved, and we are happy to report that there will be **no increase in monthly assessments** for the upcoming year. The Board is committed to managing community funds to effectively while maintaining the high standards you've come to expect.

Fall Event— November 10th

Our Fall Event is scheduled for **Sunday, November 10th** from 12 PM to 4 PM in Limestone Park. There will be food, music, games, and fun activities for all ages. A big thank you to **Toni and Dawn** for spearheading the event planning! We still need volunteers to assist with setup, event activities, and breakdown, so please contact Dawn if you want to help make this event a success.

Community Wide Yard Sale—November 2nd and 3rd

The community wide yard sale will be held on **November 2nd and 3rd**. We will hang banners and place sandwich boards the week before the event to ensure maximum awareness.

Landscaping Updates

The landscaping team is continuing to focus on maintaining the beauty of Bell West Ranch. ProQual has committed to planting 12 Chinese Pistache trees this fall under warranty and is also preparing a proposal to remove large dead trees.

Our landscaping team has reported that some of the Lantanas are struggling this year due to harsh summer heat. We will address these once the weather cools.

The City of Surprise requested that certain trees be trimmed to 16 feet for road maintenance, and this was completed to the cities satisfaction.

Additionally, we have decided not to overseed the grass this winter and allow the summer grass to enter dormancy naturally. This will result in longer grass instead of it being scraped down like we do to prep for overseeding. We can hopefully expect green grass until Thanksgiving, depending on the weather. The grass will naturally enter dormancy and turn gold once the weather gets below 50 degrees. This effort helps us save money on watering costs and allows us to pass the savings back to you by not raising the dues.

We are aware of the standing water issues in Split Park, particularly in the area along Eastham with the dual walking paths. The landscape team is actively working on resolving this, but some infrastructure changes may be required to improve drainage.

Additionally, we are developing a turf reduction proposal to help manage rising water costs without losing the appeal of our green spaces. Our goal is to reduce the turf by 2.5 acres to a total of 10 acres to meet a guideline for lower water prices.

The infrastructure improvements in Split Park may serve a dual purpose in helping with both drainage and turf reduction. We are also looking into rebates from the City of Surprise to support these turf reduction efforts.

Playground Updates

We know the Duck Spring Rider at Halifax park has been missing for a while. We tried to have it repaired under warranty; unfortunately, when the team went out to do the work, there was more damage to the body than expected, and they could not repair it. We know the footer in the woodchips is a hazard, and we have placed an orange cone to ensure people know it is there. We are exploring new options for the Spring Rider Replacement to ensure we have something that will have more longevity and perhaps be more beneficial to our smaller kiddos.

We are also considering proposals for adding benches at Eastham Park near the newly installed playground. This park update was lovely and we want to make sure that our families can enjoy it in comfort.

Next HOA Meeting – November 12th

Our next HOA meeting is scheduled for **Tuesday, November 12th at 6:30 PM via Zoom**. We encourage all homeowners to join us and stay engaged with the community. You can find the Zoom link and any updates on our website at www.WeAreVision.com/BWR

Homeowner Portal

Do you know about the online portal where you can see meeting minutes, check your balance, and see other community-related information? You can enter your account number and email address if you're not registered. Account numbers can be found on your monthly statement. Just visit the website and click Register Now: www.WeAreVision.com/BWR

Thank you for your continued support in making Bell West Ranch a wonderful place to live!

Warm regards,
Cheryl Packham
Board Secretary

Bell West Ranch Homeowners Association