

# Silverstone Ranch

EQUESTRIAN COMMUNITY

[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)

October 2021 - Vol III, Issue 10

## Assessment Increases to \$660 semi-annually; effective January 1, 2022

The semi-annual assessment will increase for the first time in nine years to \$660 semi-annually, effective January 1, 2022. Statements will be mailed during the last week of November 2021. The January semi-annual assessment is due on January 1, 2022. Payments not received by January 15, 2022, may incur late fees.

Increasing the annual assessment is something the board members did not take lightly. However, the notable rise in the costs of raw materials and labor during 2021 have already increased the costs of landscape maintenance, supplies, and services, forcing the Board to consider adjusting the 2022 annual assessment. While the Association remains on a solid financial footing, the assessment increase was required to prevent a funding shortfall. The Board determined that an increase was needed to sustain and continue to enhance the community for the benefit and enjoyment of all residents.

As always, the Board welcomes your feedback. Our monthly meetings are open to any homeowner who would like to attend. The Association is responsible for the professional management and protection of the community's fiscal and environmental assets. The volunteer board members who serve the Association are passionate about consistent operations, effective financial practices, open communication, and high-quality landscape maintenance and appearance, to create value for current and future homeowners and residents. ★★

## Semi-Annual Assessments are Due on January 1 and July 1, 2022

Last year, the Association returned to semi-annual billing statements. January semi-annual statements are mailed the last week of November. Members who have not opted to go paperless should begin checking their mailboxes for their statements during the first week or two of December.

**Monthly Payment Plans are Available.** If you prefer to pay your semi-annual assessment on a monthly basis, the Association offers monthly payment plans. Be advised that a \$5 per month handling fee may apply.

To enroll in a payment plan, please email [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) or call (480) 759-4945. ★★

## Winter Overseeding Begins

Starting in mid-October, the ProQual Landscaping crew will be busy preparing to overseed the turf and lawns at the North Turf Retention Basin and playground area to create green grass in time for holiday festivities. Homeowners may also begin overseeding front yard turf with winter rye. **Residents are asked to please keep off overseeded areas to allow for successful germination and observe posted signage.**

**Seed Shortage:** Oregon grows 91% of all ryegrass seed and this year's **extreme heat and drought** decreased seed production. Distributors are reporting less than optimal seed quality and quantity, with yields reduced by 20-50% and prices up significantly.

- **What does this mean for the Association?** We have faced many challenges this year and overseed season is no exception, with increased costs to overseed the Association's landscape turf and lawns.
- **What does this mean for Homeowners?** Limited seed supply means you should **purchase your seed earlier than usual, the sooner the better.** Be prepared to pay higher prices for seed. Try boosting results with fertilizer and soil conditioners. ★★

## 'Tis the Season for Decorating

It's that time of year when Silverstone Ranch comes alive with festive décor and lighting to celebrate fall and the holidays ahead. Remember, the earlier you start, the longer you will have to sit back and enjoy the festive fruits of your labor. So start unpacking those storage boxes and get creative! ★★

## New Arizona law prohibits vehicles blocking sidewalks, punishable by \$250 fine

If your car, truck, trailer, or trailer hitch is blocking a sidewalk, beware. A new Arizona law amending [A.R.S. § 28-873](#) makes it a crime, punishable by a \$250 fine.

[House Bill 2395](#) went into effect on September 29, 2021, and is designed to keep walkways clear for everyone, including those in wheelchairs. Public and private driveways, crosswalks and sidewalks are included in the scope of the new law's provisions.

The law does not apply to vehicles temporarily loading or unloading, emergency situations, or when complying with the directions of a police officer or other laws. ★★



## SILVERSTONE RANCH ASSOCIATION

### BOARD MEMBERS

Greg Klick, President  
Cheryl Brown, Vice President  
Eva Kuo, Treasurer  
Gretchen Carlson, Secretary  
Linda O'Donnal, Director/ARC Chair

### COMMUNITY MANAGER

Jocelyn Hooley, CAAM, CMCA  
[silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com)

### COMMUNITY WEBSITE

[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)



### \*\*\* PEST CONTROL NOTICE \*\*\*

Pest & Mosquito Control in Common Areas are performed by  
**Carter Weed & Pest Control**  
On the **1st Thursday** of each month  
**Next Service Date: Thu, Oct 7, 2021**

### \*\*\* NEXT BOARD MEETING \*\*\*

**Wednesday, Oct 27, 2021**  
**at 6:30pm**

To sign in visit [www.zoom.us/join](http://www.zoom.us/join)  
Meeting ID and Password available at  
[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)

The Board of Directors typically meets on the **4th Wednesday** of each month.  
Open Session begins at 6:30 pm.

Meetings will be recorded by the Board.

An Executive Session will be held prior to the Open Session. The Executive Session is a closed meeting pursuant to Arizona Revised Statutes §33-1248/§33-1804 (A)(3) & (5).