



NEWSLETTER

Winter 2010



ANNUAL MEETING WILL BE HELD ON JANUARY 20, 2011

There are three positions open for 2011. Currently, we only have two interested parties. The time commitment for the board is very minimal, but your input is needed! Please consider running for the board-your community needs YOU!

Board of Directors Meeting

Board meetings are held monthly. The date and location of the meeting is subject to change. For further information, please contact Kelly at Metro Property Services at 480-967-7182, ext 105, or visit the D'Arcy Ranch website <http://darcyranchhoa.com/>

BIOGRAPHIES OF NOMINEES

Brian Johnson-Brian has lived in D'Arcy Ranch for 16 years and served on the original Board of Director's. He has worked in Real Estate and Commercial lending orientation and servicing for 28 years.

Nilima Misal- Nilima is an electrical engineer and currently works as a program manager at Intel. She has been an active participant in Intel's volunteer program, working at homeless shelters,

food banks, and mentoring school kids. She enjoys serving as a judge for academic competitions for children in the community. Nilima volunteers at the hospice of the valley by taking care of elderly citizens.

As property values have declined everywhere, but especially in Arizona, Nilima's primary motivation for running for an HOA position is to combat this issue in our neighborhood. She is interested in implementing ideas to maintain Darcy Ranch's property values and keeping our community a great place to live. Nilima believes that the HOA is meant to serve our community; as one of the board directors, she will listen to the feedback and needs of the unit owners.

Dues increase: As of January 1st, 2011, \$72.41 will be the new quarterly assessment rate. The increase is the first in several years and was necessary to make sure we can maintain our community.

Dog Waste: Over the last several months there has been an increase in the amount of dog waste within our community. Most notably along Federal and Harrison streets as well as the retention areas. Aside from it being a site and smell issue, not to mention a violation of city ordinance, it's just plain rude to allow a dog to defecate on someone else's property and not pick it up. If you see someone allowing their dog to use our community as their private bathroom, please note the time and place. A description and/or picture would be helpful. We will take

whatever measures are afforded us to stop the illegal and rude activity.

Storm Drains: Approximately one month's worth of each of our dues money (256 x \$23.00) was spent on drywell maintenance this year. That is a lot of money that we could have spent elsewhere. The maintenance is a result of the wells getting clogged. All of the water run-off from our neighborhood winds up in our drywells. While we have been working with the city to reduce the amount of waste that we get, we need your help. It is against city code to back flush into the streets or to dump waste into the storm drains. We hope we can get voluntary compliance. If not, we may have to look at implementing fines to help offset the cost of cleaning pool filter waste and trash out of our drywells. Back flushing can be done down the sewer cleanouts located at the front or sides of the homes. There are also back flush filters that attach to the back fill pipe of the pool pump. The waste can then be dumped in the trash. Another advantage of this system is that the water for the back flush goes back into the pool and not down the gutter. If you see anyone dumping trash down the storm drains, or back flushing into the streets, please call the city of Chandler and/or Metro Properties to report the violation. City of Chandler number is (480) 782-4130.

Rules: The D'arcy Ranch community is in the process of updating our rules. If you would like to have input, please let us know. If there is enough interest, we can look at creating a committee to address the process. It is an excellent chance for homeowners to be involved in the community without having to volunteer for the board.

D'arcy Ranch HOA: One of the main objectives of an HOA is to ensure the community is well maintained. This helps to ensure that home values are the best they can be and to provide an environment where families want to call home. Your D'arcy Ranch board is committed to this objective. We encourage open dialog and are happy to discuss any issues with members of our community. If you would like to talk with a board member, please contact Metro Properties and leave your email address or a phone number and we will contact you.

**Kelly S. Szymanski, AMS,
CAAM**

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