

# Silverstone Ranch

EQUESTRIAN COMMUNITY

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

July 2021 - Vol III, Issue 7

## **FINANCIAL HEALTH:** **STRONG**

### **RESERVE ASSETS:**

**\$367,169**

Total Reserves, 04/30/2021

**197%**

Reserves, % Funded

### **April 2021**

Date of most recent reserve study (every 3-5 years is ideal)

### **OPERATING FUND:**

**\$18,936**

Operating cash, 04/30/2021

### **REVENUES:**

**\$160,800**

Annual Assessment Revenue, 2021 budgeted

**\$600/semi-annually**

Membership Assessment, January 1st & July 1st

### **ENGAGEMENT:**

**91%**

Members with one or more verified email address on file

**25%**

ACH Recurring subscribers

**18%**

eStatement subscribers

**52**

# Approved ARC Submittals, as of 05/31/2021

### **ARMLS Market Watch**

for 85296 as of 07/14/2021

**\$455,000 / ▲ 29.3% YoY**

Median Home Price, Q2/2021

**\$521,266 / ▲ 33.0% YoY**

Average Home Price, Q2/2021

**105.7% / ▲ 6.1% YoY**

% of List Received, Q2/2021

**17 / ▼ 53.0% YoY**

# Days on Market, Q1/2021

## **Semi-Annual Assessment Reminder**

As a friendly reminder, the Silverstone Ranch Association semi-annual assessment is due on January 1st and July 1st. Courtesy statements were mailed in mid-June.

**For 2021 the semi-annual assessment amount is \$600.**

**Monthly payment plans are available!** For Members who prefer to pay their Annual Assessment on a monthly basis, please contact Management to enroll in a monthly payment plan. *Please be advised that a \$5/month administration fee will be applied until the balance is paid off.* To setup a payment plan, please email Kim Smith at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com).

As per the Association's collection policy, if payment is not posted to your account by the 15th of the month due, a late fee of up to \$60 may be applied. For more information, please review the Association's collection policy at [www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org).

## **Common Areas Use Agreement**

All Silverstone Ranch Members, residents, and their guests are encouraged to use and enjoy the Common Areas, including the picnic area and playground for **gatherings and events**. To better ensure there are no maintenance conflicts and that the area you plan to use will be dry, free of debris, and landscaped, contact Management at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) prior to submitting the [Common Area Request Form](#).

Approval for use does not grant exclusive rights to use any of the Common Areas. Please be considerate of other Members and Residents who will also have access to these areas. ★★

## **July / August Landscaping Calendar**

Monsoon storms have arrived. Batten down the hatches and enjoy the rain!

**Palm trimming reminders will start going out after July 15th** to Members with palms that still need to be trimmed. If you receive a notice regarding your palm and need additional time to address the notice, email [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com).

**Trim California fan palms after July 15th** for the best chance of removing all seed pods in one trimming. If you don't want to put up with all the pollen until July 15th, you can prune California fan palms earlier, but you may need end up trimming them again later in the year to get the rest of the seed pods.

The heat of summer is the best time to plant and transplant palm trees.

Prune and thin mesquite, elm, palo verde, and eucalyptus trees now if you have not pruned them yet. These trees will effectively compartmentalize pruning wounds especially well during the summer when they are actively growing so it's safe to prune them during the extreme summer heat. Even better, they are nearing the end of their spring to summer growth period, so they should "hold their prune" for more of the calendar year after they are pruned. *The longer you wait to prune your trees, the higher the risk of wind damage during the monsoon.* ★★



## **Rental Property/Tenant Registration**

The state of Arizona currently requires the Association to collect a Tenant Registration Form each time an Owner leases to a new tenant or renews a lease with an existing tenant. Completed registration forms must be submitted within (30) days of the lease commitment, and a minimum of (5) business days prior to the tenant's proposed move in date (A.R.S. §33-1806, 2014).

Owners are also required to provide their tenants with a copy of the Association's Governing Documents, including the CC&Rs. To obtain current copies of any required documents, contact Management at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) or (480) 759-4945. ★★

**Work in Progress:** Stable tile roof R&R; barn repaint; granite replenishments; turf aeration & fertilization; pre- and post-emergent (PPE) weed control; fall tree replenishments.

*Questions, comments, or suggestions about any of these project? Please contact us at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com).* ★★

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

Pest & Mosquito Control in Common Areas are performed by Carter Weed & Pest on the **first Thursday of each month.**

**Next Service Date: Thurs, Aug 5, 2021**

## **Board of Directors Meeting Wednesday, July 28, 2021 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 fourth Wednesday of each month.**

**Open Session begins at 6:30 pm.**

**Meetings are recorded by the Board.**

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).