

Rinn Valley Ranch HOA Update

Thanks to all the residents who contributed to a successful neighborhood party, especially Corinne Veltien. Many residents turned out Saturday evening for a very enjoyable evening and an opportunity to get acquainted. The many children present provided an important reminder of the need for all residents to slow down and drive with caution in our neighborhood.

Rinn Valley Ranch now has its own website thanks to the volunteer efforts of some of our residents, special thanks to Kathy Friedl for volunteering to assemble the website and help with on-going maintenance. The web site will be an important communication tool for our neighborhood. The current content includes meeting notices, copies of the design guidelines and covenants and contact information for the board and committees. The web address is: www.rinnvalleyranch.org.

The proposed budget, as published in the previous newsletter, was ratified at the association meeting on Thursday August 24th. The dues for this year are \$200 and the invoice is included in this mailing. The new budget will coincide with some operational changes. Personalized Management Services will no longer be providing services for Rinn Valley Ranch. Going forward, all accounting functions will be handled by a CPA firm, all other management services and duties will be handled by the volunteer board and committees. The budget encompasses a significant move of funds from management services to landscaping for the next year. Landscape costs are still somewhat unsettled as there will soon be an additional entrance to maintain and additional walking trail. Finding the right balance between achieving desirable maintenance of the landscape and controlling expenses is an ongoing effort by the board. The increased funding should allow better maintenance in the next year. The board is attempting to create processes and procedures and replace the many functions of the management company, some time will be required to establish proper practices.

The budget is still very conservative and ultimately it is in the best interest of all residents that we have a small excess each year and begin to build a reserve over time. This past year the budget ran a deficit and drained all reserves, going forward this will need to be avoided. Proper reserve funding is essential to protect the property values and to help avoid the potential for significant special assessments. The by-laws of the association spell out the responsibility of the association to maintain the four irrigation ditches that run through the property, there are also entrances, sump pumps and trails that need maintained. A reserve fund needs to be gradually built in anticipation of a pump failure, ditch collapse or other event outside normal budget consideration.

In other business, at the August 24th meeting the vacant seat on the design committee was filled. Rick McCaskill was elected and will join Kelly Whitmer and Ron Dageforde on the design committee.

Going forward it is the intent of the board to encourage residents to abide by the covenants they agreed to and to take the necessary steps to enforce the covenants. The enforcement committee is meeting regularly and beginning to formulate procedures and recommendations for the board.

The next board of directors meeting is scheduled for September 21st at 6:30pm, the location is 9365 Homestead Drive. Future meeting notices will be posted on the notice board next to the mailboxes on the north side of Rinn Valley Drive, as well as, on the web site.

Contact with the board or committees will be via the website or through U.S. Mail. A P.O. box will be established in the near future and the address will be posted on the notice board and website.

Landscape or Home plans can be submitted for approval at the monthly board meetings or through other arrangements made by contacting the committee.