

# The Marbrisa Ranch

Homeowners  
Association Quarterly  
Newsletter

**1st Qtr, 2007**

**The quarterly assessment has been raised by 5% per the Board of Directors. The quarterly assessment for 2007 is \$88.05 Please refer to the 2007 budget on the back of this page.**

R & R Property Management offers Automatic Payments for your Homeowners Association dues. You are able to have your assessments automatically withdrawn from your checking account each quarter. Please contact our office at 602-954-9252 to obtain an authorization form to establish this service. This form must be completed and returned with a voided check. This is not for one time only payments but rather all future payments. **The new assessment amount will be deducted with your January assessment.**

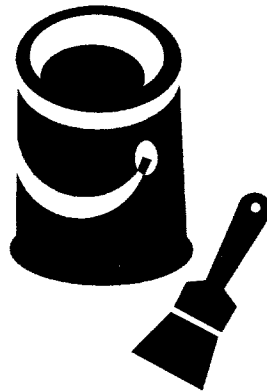
R & R frequently has reports of street parking complaints throughout the Community. Please remember that according to Section 8.1 v of your CC & R's: "It is the intent of the Declarant to eliminate on-street parking as much as possible. Vehicles of all owners, residents, guests and invitees are to be kept in garages, carports, residential driveways and other parking areas designated by the Association." Please continue to park your vehicles in the garage or driveway.

*Please remember to bring a baggie, pooper scooper or other item with you when you're strolling with your pet. Not only is it unsanitary to allow your pet to relieve itself and then not clean up, but also it is inconsiderate to your neighbors. In addition to being considered a nuisance with regard to the Association, it is also a violation of City Codes.*

**Don't forget to visit the Marbrisa Ranch Web Site at:**

**[www.marbrisaranch.com](http://www.marbrisaranch.com)**

**It is your one stop spot to visit for almost anything you need to know about your community. The house paint colors are posted there.**



Thanks to all those who attended the last meeting. With the meeting frequency changed to **quarterly**, hopefully more members will be able to attend. It's nice to see that we have been able to meet in a room that is not so small. We all have those busy lives where we can't even sit down for two minutes without something popping on to our already full plates. Thanks again. **The next meeting will be January 9<sup>th</sup> 2007 at 7:00 PM at the Glendale Christian Church.**

Help keep costs down by reporting any / all water leaks, vandalism, downed trees, and burned out lights in the common areas to the Property Manager, Betsy Retchin, at R & R Property Management: 602-954-9252

## **Tis' the Season for 'That Thursday Thing'**

The December 'That Thursday Thing' is the perfect opportunity to complete your holiday shopping under the twinkling lights of Glendale Glitters. Join us on December 21 for a Winter Wonderland. Start your night at the Glendale Visitor Center to pick up your holiday stocking filled with coupons, event map and holiday surprises. Take a spin on our holiday themed prize wheel. Live entertainment will be located throughout Old Towne and Catlin Court and include Grady, Subterranean Jazz, Pete Pancrazi, Desert Winds Saxophones, Devon Bridgewater, Little Women, Ruth Lara Vichules and the Nazarean Hand Spirit Bell Ringers. The evening will also include free horse drawn carriage rides.

Visitors to the event can also enjoy a special screening of White Christmas. This 1954 holiday movie classic stars Bing Crosby and Danny Kaye and features the songs of Irving Berlin. The movie will be shown at the Starbucks Main Stage in the amphitheater in Murphy Park. This free screening of White Christmas is courtesy of Starbucks Entertainment and Turner Classic Movies.

Enjoy extended shopping hours at many of the antique stores, boutiques and specialty shops, fun entertainment and delicious food and beverage specials at downtown restaurants.

Mark your calendar so you don't miss a fun shopping and dining excursion in downtown Glendale. Here are the dates for the upcoming months: Nov. 16; Dec. 21; Jan. 18; Feb. 15; March 15; April 19 and May 17.

For more information, contact the Glendale Visitor Center at (623) 930-4500.

## HAPPY HOLIDAYS



**Marbrisa Ranch HOA  
2007 BUDGET**

	<b>2007-5% increase</b>	<b>MONTHLY</b>	<b>PER UNIT</b>
<b>INCOME</b>			
Assessments	\$82,769.82	\$6,897.49	\$29.35
<b>TOTAL INCOME</b>	<b>\$82,769.82</b>	<b>\$6,897.49</b>	<b>\$29.35</b>
<b>EXPENSES</b>			
<b>ADMINISTRATIVE</b>			
Management Fee	\$12,814.32	\$1,067.86	\$4.54
Audit/Accounting	\$1,450.00	\$120.83	\$0.51
Legal	\$2,500.00	\$208.33	\$0.89
OfficeSupplies	\$1,200.00	\$100.00	\$0.43
Insurance	\$3,400.00	\$283.33	\$1.21
Meeting Room & Signage	\$230.00	\$19.17	\$0.08
Postage	\$800.00	\$66.67	\$0.28
Taxes/Permits	\$275.00	\$22.92	\$0.10
Other Taxes & Fees	\$10.00	\$0.83	\$0.00
Website	\$228.00	\$19.00	\$0.08
	<b>\$22,679.32</b>	<b>\$1,889.94</b>	<b>\$8.04</b>
<b>SUPPLIES</b>			
Landscape Supplies	\$0.00	\$0.00	\$0.00
Irrigation Supplies	\$200.00	\$16.67	\$0.07
Common Area	\$900.00	\$75.00	\$0.32
Electrical Supplies	\$0.00	\$0.00	\$0.00
	<b>\$1,100.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>UTILITIES</b>			
Electric	\$500.00	\$41.67	\$0.18
Water	\$16,219.50	\$1,351.63	\$5.75
	<b>\$16,719.50</b>	<b>\$1,393.29</b>	<b>\$5.93</b>
<b>MAINTENANCE</b>			
Landscaping Monthly	\$26,400.00	\$2,200.00	\$9.36
Gen. Maint & Repair/Irrigatio	\$0.00	\$0.00	\$0.00
Tree Maintenance	\$1,000.00	\$83.33	\$0.35
Seasonal (Overseeding)	\$500.00	\$41.67	\$0.18
Weed Control	\$1,829.00	\$152.42	\$0.65
Dry Wells	\$0.00	\$0.00	\$0.00
Play Area / Ramada	\$1,500.00	\$125.00	\$0.53
Irrigation Repair	\$6,000.00	\$500.00	\$2.13
Wall Repairs	\$1,000.00	\$83.33	\$0.35
	<b>\$38,229.00</b>	<b>\$3,185.75</b>	<b>\$13.56</b>
<b>TOTAL EXPENSES</b>	<b>\$78,727.82</b>	<b>\$6,560.65</b>	<b>\$27.92</b>
<b>RESERVES</b>			
Unallocated	\$4,042.00	\$336.83	\$1.43
<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$82,769.82</b>	<b>\$6,897.49</b>	<b>\$29.35</b>
Net Income / (Loss)	\$0.00	\$0.00	