

# The *Marbrisa* Ranch

Homeowners  
Association Quarterly  
Newsletter

**3rd Qtr, 2005**

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*It is time again to elect your 2005-2006 Board of Directors! There is one position open on the 5-Board Membership. If you are interested in serving on the Board, please submit a short bio about why you feel you would be a good candidate. In order to serve on the Board, you must be in good standing with the Association and not have any outstanding legal or fine fees. Please have your bio's returned to R&R Property Management by June 17th, 2005. You can either fax: 602-954-8805, email: JenniferRewerts@Qwest.net or mail it to: 2850 E. Camelback Road #315; Phoenix, AZ 85016.*

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Thank you to everyone who participated in, and helped organize our first HOA Picnic. Hopefully we can turn this into an annual event. We had a turnout of approximately 75 community members with all sorts of delicious side dishes. Hot Dogs, hamburgers and drinks were supplied by the HOA. Information on Xeriscape landscaping was made available as well as tour information for Sahuaro Ranch. Block watch information was also made available **thanks to your local CAT Team** along with door prizes such as stuffed animals and wrist bands for the kids. The picnic came under budget by approximately 14% (Under \$500.00).. We understand that some of you that had planned on

attending could not make it, hopefully we'll get to meet you all next year. Thanks again to all!!!

- **Mike Abretske,**  
**Picnic Committee Chairman.**

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We are in the process of scheduling the servicing of our 10 drywells in the west common area. Replacement of these drywells will be our largest expense, upwards of \$100,000. Although we have already begun budgeting for this expense, the periodic servicing and evaluation of these wells at an expense far less than previously mentioned (approx. \$3,000.00 every 10 years or so) should prove very useful in delaying this enormous outlay of funds in the near future. If you are interested in more information regarding replacement of the drywells, feel free to visit our web site at [www.marbrisaranch.com](http://www.marbrisaranch.com), click on "**Downloads**", then click on "**Reserve Study**" under the heading of "**Financials**". Additionally, on the same page you may click on "**Anatomy of a Drywell**" under the heading of "**Other**" to become more familiar with the subject.

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There are two active **Block Watches** in Marbrisa Ranch. One at 57th Ave. and North Ln. as well as one at Beryl and 57th Dr. These Block Watches are just one tool to increase the safety of our neighborhood. If you and your neighbors are interested in starting your own Block Watch please visit [www.marbrisaranch.com](http://www.marbrisaranch.com) to learn how. Just click on "**News**" and then "**Neighborhood Watch**".

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**School is out - please drive with extra care and reduced speed through our neighborhood as the amount of children on the streets is poised to increase dramatically.**

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Lately, with the nicer weather, there has been an increased volume of lost pets in the neighborhood. Please take the time to know your neighbors in order to help get these animals back to their owners. Another good option is to microchip your pets. This helps track lost and unidentifiable animals to get them back to their homes and can be done at most veterinarian offices. Your HOA is currently working on a "Pet Lost and Found" feature on [www.marbrisaranch.com](http://www.marbrisaranch.com), however, this will take some time. Until then, lets try to keep an eye out for stray pets so we can get them back to their loved ones..

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*Street parking by residents remains a problem. The Association continues to enforce the parking rule. Please remember that keeping your vehicles in the garage or driveway creates a safer environment for everyone. It allows emergency vehicles to reach your home quicker, protects your vehicle from vandalism and possible theft and allows other drivers to see children at play or pedestrians walking across the street.*

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*The next Annual Meeting will be held on July 18, 2005 at the*

*Glendale Christian Church*

*(located on the corner of*

*Mountain View and 59<sup>th</sup> Ave)*

*at 7:00 PM. Look forward to*

*seeing you there!*