

Carefree Ranch Homeowners Association May 4, 2009 Newsletter

Annual Meeting

Our 2009 Annual meeting was held at 3PM on April 8, 2009 at the Desert Mountain Sonoran Club. Alan Hatch of Preferred Communities chaired the meeting for Ed Harrison, who is hospitalized with a fractured neck. Attendance was good and the meeting provided an opportunity to renew acquaintances and make new ones.

Bill Rutan, Treasurer, reported we ended 2008 over our budget by \$17,000 due to unbudgeted road repair expense of \$30,000. He noted the road repair fund currently has \$302,732 and we have an additional \$169,947 in checking cash. Our total liabilities and equity is \$444,495.

Ray Stark, Director of Roads and Grounds reported on his efforts and plans to repave our roads. He has a bid to for a 2" overlay on the side roads and a 1 ½" overlay on the main roads with rubberized asphalt. The total cost would be \$634,000 of which Homesteads would be responsible for approximately \$60,000. Our plan would be to finance the remainder over seven to ten years. Alan Hatch stated financing is available if our assessment delinquencies are less than 7% and he will pursue financing as soon as our delinquency rate falls. Our open bid is good until June 30th.

Peter Hermann, Director of Guard/Gate House & Security, reported on discussions with Homesteads Directors regarding Gate Security and efforts to improve overall access.

Jim Fyffe, Director of Communications, reported on efforts to produce an up to date Carefree Ranch Directory and periodic news letters.

There were no reports on Design Reviews and Signage and Compliance. It was noted that there is currently a house under construction on LM10.

Board Members

An important function at the Annual Meeting is the election of Board Members for the following year. It should be noted that Ed Harrison declined to run for office for health reasons. We are all grateful to Ed for his leadership, efforts and accomplishments during his tenure as President. Thanks Ed, good luck and get well soon. Also it will be noted that Peter Hermann was not re-elected to the board. He did a splendid job as Director of Guard/Gate House & Security and will be missed. Thanks Peter and good luck to you and we hope to see you back in the future.

The board for 2009 is as follows:

Jim Fyffe, President and Communications 488-0702 Scetsdl home, 602-391-4037 cell,
775-831-2166 NV home, fyffeofcarefreeaz@att.net
Don Mullett, Vice President, 480-488-5301, WI 262-251-6000 dhmullett@bradleycorp.com
Bill Rutan, Treasurer/ Secretary... 488-7832 ...bkrotan@earthlink.net
Bill Byrne, Design Review.....595-0671 602-826-6052c billbyrneaz@netscape.net
Ray Stark, Roads and Grounds.....488-8656, 602-920-6395, a737@earthlink.net
Mariesha Blazik, Guard/Gate House & Security, 480-584-5386
Mariesha_Blazik@alumni.princeton.edu
Al Austin, Compliance.....488-1588 alaustin@wwdb.org

Property Management

Alan Hatch –Preferred Communities.....480-649-2017 x 302
alan@gothoa.com

Pima Gate...(Emmit, Ramona, Joanne).....488-9420

Construction Activity

LM 10 under construction

Design Reviews

None in progress

Gate Security

Mariesha Blazik has prepared an updated Resident list for the guards use when admitting non residents to the Ranch. Three different versions have been prepared as follows:

Option 1

A Microsoft Word document on which you can add your input. Email the results to Mariesha Blazik at Mariesha_blazik@alumni.princeton.edu or mail a copy to Mariesha Blazik, 8827 E Red Lawrence Dr., Scottsdale, AZ 85262 or drop off a copy at the Gate House

Option 2

A Microsoft Word document on which you can type in your input, being careful to delete the underline to accommodate your entry. Forward to Mariesha as in Option 1

Option 3

A PDF file which you can print out and write in your info and mail to Mariesha or Drop off at the Gate House.

Your prompt attention to this will assure the guards have the information to honor your requirements.

Board Meeting

A brief board meeting was held after the adjournment of the Annual meeting. There was discussion regarding the proposed road improvements and process for financing. Various options were discussed for improving gate security and the matter will be pursued further at the next board meeting.

Real Estate

The following information was provided by realtors.

Homes for sale:

8915 E Jack Neville Dr. \$1,495,000
9024 E Robert Hunter Dr. \$1,995,000
38812 N. Tom Morris \$2,950,000
39221 N Tom Morris Rd. \$3,500,000
39029 N Alister McKenzie \$7,800,000

Land for Sale:

RH 33 \$739,000

RH 28 \$750,000

RH 17 \$875,000

RH 23 \$875,000

RH 53 \$997,000

RH 39 \$1,000,000

RH 38 \$1,005,450

RH 12 \$1,085,000

RH 29 \$1,750,000

LM 21 \$458,000

LM22 \$485,000

LM 38 \$790,000

LM 32 \$883,500

LM 34 \$1,100,000

LM46 Trustee Sale scheduled for June 25, 2009