

# Carefree Ranch Owners Association Newsletter

## Winter 2017/2018

### Happy Holidays!

Carefree Ranch design guidelines state, *"Holiday decorations should be subtle, soft and tasteful. No "lawn ornament"-type holiday decorations or plastic sculptures may be displayed on the exterior of the Residence. Decorations shall not be allowed to be mounted on roofs or located outside the site walls or Building Envelope. Cut evergreen trees, decorated as Christmas trees, will not be allowed on the exterior of the Residence."*

### Remodeling? Landscape Updates? Exterior Repainting Plans?

Carefree Ranch CC&R's state, *"No landscaping, building, fence, wall, road, driveway or other improvements of any kind shall be commenced, placed, or erected on any Lot unless plans and specifications thereof have been submitted to the committee in such detail as it may require, and it shall have approved the plans and specifications."*

Please send submissions to Dean Friedt at [deanandsteph2013@gmail.com](mailto:deanandsteph2013@gmail.com). Thank you!

### Be A Good Neighbor!

Please obey the posted speed limit signs throughout Carefree Ranch. It's the law!

Please be considerate of your neighbors and clean up after your dog if out walking along the roadways/common areas inside Carefree Ranch.

Trash and recycling containers should be set out the night before/morning of the day of collection and put away on the day of collection.

Online copies of Carefree Ranch HOA documents can be downloaded from the Preferred Communities website found at <http://gothoa.com/carefreeranch/>. You'll find copies of the Design Guidelines and the CC&R's there, which are the two most-requested documents by property owners.

### Community Updates

#### Evaluation of Roadways in Carefree Ranch

The CROA board is retaining an engineer to evaluate road conditions in Carefree Ranch. We've noticed several areas where the asphalt is lifting/eroding, and will be consulting with an engineer on repairs.

#### Motorized Vehicles on Private Property

Unauthorized operation of motor vehicles is prohibited on all private property inside Carefree Ranch. This includes in washes, ravines and hillsides/slopes found on both developed and undeveloped lots inside the community.

#### Mistletoe Threatens Trees in Community

The common areas are being maintained on a monthly basis, (trees and shrubs in the easements and islands are being trimmed), but we still have a significant problem with mistletoe throughout our community! Left untreated, it kills trees!

Mistletoe threatens the health and well-being of many desert plants, including Ironwood, Mesquite and Palo Verde trees. Side effects include reduced/stunted growth, loss of branches and very heavy infestations can kill the host plant/tree.

Consider hiring a qualified landscaper and/or arborist to evaluate - and rid - your property of mistletoe. If you have any questions, please contact David Bills at [dhbills@outlook.com](mailto:dhbills@outlook.com). Thank You!

#### Maricopa County Flood Zone Map Update

Maricopa County is surveying the northern boundaries of Carefree and Scottsdale as they update the flood zone maps for these areas. Aerial photography will be used for most of the work, but you may see county employees conducting surveys in our area.

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Final versions of the revised flood zone maps should be available in late 2018.

### Contacting Preferred Communities

For all other questions, please contact Preferred Communities at (480) 649-2017 - Office (480) 649-0902 - Fax or email us at [info@gothoa.com](mailto:info@gothoa.com) - we are here to help!

Preferred Communities mailing address is:

Preferred Communities  
P.O. Box 5720  
Mesa, AZ 85211-5720

### Contacting Safeguard Security

The Carefree Ranch Gatehouse can be reached by dialing (480) 488-9420 or email at [gate@CarefreeRanchAZ.com](mailto:gate@CarefreeRanchAZ.com).

The Carefree Ranch gatehouse is staffed from 6:00 AM to 6:00 PM six days a week, Monday through Saturday.

If you have questions outside the hours the gate is staffed, please contact Safeguard Security corporate offices by dialing (480) 609-6208.

### Carefree Ranch Community Website

Available at <http://CarefreeRanchAZ.com>.

Carefree Ranch community brochures are available at the Carefree Ranch gatehouse.

The street address of the gatehouse is:

Carefree Ranch  
37637 N. Pima Road  
Scottsdale, AZ 85262

### 2017/2018 CROA Board of Directors

Don Mullett - President  
Dave Lyons - Vice President  
David Bills - Secretary

Frank Sallustio - Treasurer, Roads/Signage  
Dean Friedt - Director, Design Review  
Bob Burgess - Director, Gate/Security

### Christmas Weekend Gate Hours

To allow our gate staff members to enjoy the Christmas holiday weekend with their families this year, the Carefree Ranch Guard Gate will not be staffed on Saturday, December 23<sup>rd</sup> or on Monday, December 25<sup>th</sup>, (Christmas Day).

In other words, the standard after-hours and/or Sunday access procedures will be in effect on December 23<sup>rd</sup>, 24<sup>th</sup> and 25<sup>th</sup> for all of Carefree Ranch.

If you are expecting guests on Saturday, December 23<sup>rd</sup>, or Sunday, December 24<sup>th</sup>, or Monday, December 25<sup>th</sup>, your guests will need to use the call box at the gate, (or use a valid card key), to enter Carefree Ranch.