



## CARTER RANCH HOA

Next Meeting:

January 26th, 2016

7:00 PM

580 N 9th Street

This is the Annual Meeting!

### CONTACT INFORMATION

Snow Property Services

4135 S Power Rd. Suite 122

Mesa, AZ 85212

Phone: (480) 635-1133

Fax: (480) 507-2822

[www.snowpropertyservices.com](http://www.snowpropertyservices.com)

Mary Chaira, Community  
Manager

[mary@snowaz.com](mailto:mary@snowaz.com)

Phone: (480) 635-1133 Ext 24

\* Please do *not* directly  
contact board members!



Quarterly Newsletters sent out January, April, July, and October. This newsletter is in lieu of the October issue.



Reminder: Bulk pick up is on the last Monday of the month!  
The City of Coolidge will drop off clean-up dumpsters if needed!

#### HELP NEEDED!

Many phone numbers and emails are still missing! Please take a moment to email the community manager with your information or call the office so that your account can be updated!

Homeowners, if you have a tenant and/or a management company please register them with Snow Property Services as well! Thank you!

#### The community website is here! Check it out!

[carterranch.homestead.com](http://carterranch.homestead.com)

This website will be updated regularly with the latest communications, it is recommended that residents check this out between newsletters to stay in the loop with the community. If you have any general questions for Snow Property Services, it is recommended that you check this website first as you can likely find the answers there. Governing Docs, past newsletters, meeting dates, meeting minutes, and more are on the website! Financials are also on the website but do require a password to gain access since the information is for owners only— you can contact SPS for the password. There is also a community directory- contact Mary if you are interested in being in the directory, only residents in the directory may have the password to access this.

# Happy Holidays

## Compliance Tours and Violations

Compliance drives will take place every *three* weeks and violation letters for homes not in compliance will be sent out following the tours. You will first receive a warning and then if not corrected on the next tour a \$25 fine will be given, or, if possible, a work order will be done and billed to the owner for items such as weeds and tree trimming. Fines will be applied until the violation is corrected.

If you need an extension please do not hesitate to contact Snow Property Services to request a reasonable extension. If you would like to appeal a fine that has been given to you, please email [mary@snowaz.com](mailto:mary@snowaz.com) to request to be on the agenda at the new regularly scheduled meeting.

The most common violations right now are trash cans in view and weeds in the landscaping! Remember to pull your trash in on non-collection days! Trash cans should be stored in the garage or backyards so that they are out of view.

Did you know that driveway stains and un painted/stained gate slats are a violation? Compliance drives have been lenient on these thus far, but they will begin they write them up soon. Please treat your driveway stains and paint your gate slates!

See that your home is in compliance to avoid violation letters and possible fines!

**THANK YOU** to the residents in compliance and the residents that are taking care of their violations!

There has been a **HUGE** improvement since the initial tour done by Snow Property Services! Your efforts to keep the community looking nice are appreciated!



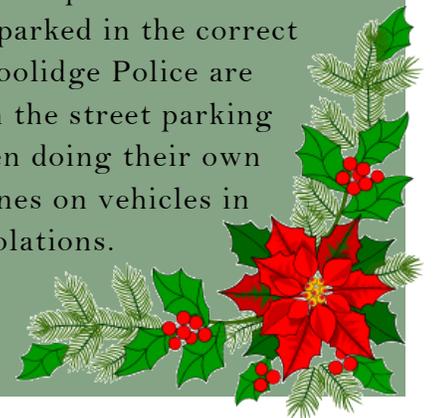
## Architectural Requests

Forms for architectural requests are available on the new website! Forms are to be submitted to Mary going forward; the approval process can take up to 30 days. ALL exterior changes must have prior approval from the board before beginning the work/ making changes– be sure to plan in advance! Some examples are painting your home, adding/changing your security door, adding landscaping, adding lawn décor, new gravel, etc. Even if you are painting your home the same colors you still need to submit and architectural request form.

Please note that **NEW COLOR SCHEMES** are in the process of being approved! The new schemes will be available on the community website once approved and Sherwin Williams will have them on file as well. If you are planning on painting your home, you may want to wait to check out the new color schemes! Architectural requests will still be needed.

## Street Parking

Vehicles in the Carter Ranch community must be licensed, insured, and operable. Working on vehicles in the community is prohibited other than emergency repairs. Vehicles parked on the street must be parked in the correct direction. Coolidge Police are involved with the street parking and have been doing their own tours and fines on vehicles in violations.



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## Payments

Are you sending your assessments to the correct place? Not everyone is! Several owners are still sending their payments to the PO Box in Coolidge.

This PO box is now CLOSED!

### Payment Information:

**PO Box 94915**

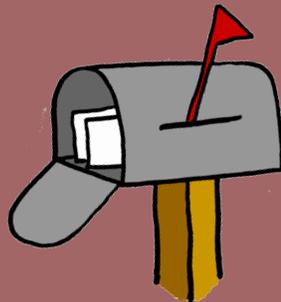
**Las Vegas, NV 89193-4915**

*\*please include your account number on the memo line if paying without a coupon.*

Assessments are now MONTHLY for 2016! Assessments will be paid in the amount of \$36.33 each month, rather than the \$109 quarterly assessment. You will need to update your bill pay info if you have this set up through your bank! If you have the auto debit set up through Snow Property Services, it will be updated automatically.

Interested in getting set up for auto debit? Contact Snow Property Services!

Coupons will be sent out Mid December with a copy of the 2016 Budget. Keep an eye out for these! If you haven't received them by the end of December, please contact Snow Property Services.



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THANK YOU to everyone who attended the first-ever community event in September! For anyone who couldn't make it, we hope to see you next time! There was a great turn-out for this event!

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## YOU SPOKE, WE LISTENED!

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Residents were asked what they would like to see happen in the community and the following are some of the items that were brought up:

**Benches:** installing benches around the community is being looked into right now for 2016.

**Tree Replacement:** Trees lost in the storms are being replaced.

**Entrance Lighting:** Lighting will be added to the sign at the entrance area to make it easier to view.

Another 2016 capital improvement will be painting the ramadas.



### 2016 Board of Directors:

If you are interested in running for the Board of Directors please email [mary@snowaz.com](mailto:mary@snowaz.com) to have your name included on the ballot. Please contact Mary no later than December 17th, 2015. There are 3 positions open this election; one, two-year term, and two one-year terms. The two-year term is for the Vice President and the one-year terms are for members at large. To be on the Board of Directors you must be in good standing.

## Block Watch

The Carter Ranch block watch is currently inactive. If you would like to get the Block

Watch active again, please email

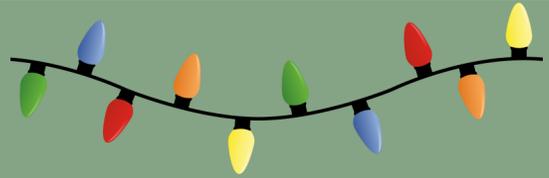
mary@snowaz.com

Block watches...

Help reduce crime...

Spread information to the community  
quicker when break ins or other crimes  
happen...

Provide a greater sense of security within  
the community.



## Christmas in the Park

Friday December 11th 2015

4pm - 8pm

San Carlos Park, 300 W. Central Ave.

Santa will be available for pictures  
from 4pm - 6:45pm

Light Parade starts at 7pm

Light Parade Prizes

1st Place \$250.00

2nd Place \$150.00

3rd Place \$100.00

For more information, please call  
Brittany Chitwood at 520-723-6039  
or bchitwood@coolidgeaz.com

*Have a safe and happy holiday season!*

# January 2016

SUN	MON	TUE	WED	THU	FRI	SAT
					1 New Years day!	2
3	4 Compliance Tour	5	6	7	8	9
10	11	12	13	14 Orthodox New Years Day	15	16
17	18 MLK Jr Day	19	20	21	22	23
24	25	<b>26 Annual Meeting!</b>	27	28	29	30
31						