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Vision Community Management

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New Management Company

With the downturn in the real estate market, it has become more and more important to ensure our neighborhood is the best that it can be. Our goal is to keep our home values as high as possible and to ensure D'Arcy Ranch is a place people are proud to call home. The board has been busy trying to find ways to accomplish these goals. We have evaluated how we are doing things currently and then looked to see if there were things we could be doing differently.

One area we found where we could make a difference was in our management company. After months of research and hours of interviewing companies, D'Arcy Ranch has determined that Vision Management Company is the right fit for us. As of June 30th 2011, we will terminate our contract with Metro Management Company. You will be receiving information from Vision in the mail. Please make note of the changes in contact information.

While the decision to change was not an easy one, your board of directors felt this change was needed and the place we all call home will be the better for it.

Why did I get a violation notice?

One of the things people associate HOA's with the most is violation notices. While enforcement is a very small part of what our management company does for us, it is also one of the most important. Maintaining a nice community is important to maintaining high home values. It is important to remember, none of us as owners had a say in what restrictions govern our neighborhood. They were established prior to our homes being built. We just get the job of enforcing them. Also know that as your neighbors, the goal of the board of directors is to protect the biggest investment most of us have ever made. So, if you receive a notice, please take a moment to look at what it says. Most of the time, it is something that has just been overlooked and is easy to remedy.

Finally, as a homeowner, you have the right to know which restriction in our CC&R's (covenants, conditions and restrictions) you are in violation of. If you are not sure, please contact Vision Management Company or view the CC&R's listed on our web-site. Lastly, if you feel you have received a notice in error, or don't agree with it, you can appeal to the board. All homeowners are welcome (and encouraged) to attend monthly board meetings. While the board does not have the authority to change the CC&R's, it is the board's job to ensure they are being enforced fairly and correctly.



Pool Safety Tips

This year has been one of the worst in years for drowning and near drowning. Chandler has seen several already and the heat has not really even arrived. It is expected to get worse as the heat rises.

As adults, we are the only ones that can ensure a tragedy does not occur at our home. Whether it's one of our own kids, or someone visiting, no one expects a child to wind up drowning in a pool or a bucket or a bathtub or even a toilet. Yet it happens over and over again. Please take a moment to evaluate your home. Are there barriers in place? (Pool fence, restricted access to the yard, etc.) Do they function the way they should?

It is also important to remember that barriers are only a small equation in keeping kids from drowning. Remember the phrase "eye to eye" supervision. Drowning is preventable. Don't let it happen to you. Visit www.Chandleraz.gov/fire for more information.

Statement Enclosed

Enclosed with this newsletter is an invoice for our 3rd quarter assessment dues. Please be sure to mail your payment to the new mailing address below:

Bank Lockbox Address
D'ARCY RANCH HOA
PO BOX 60516
PHOENIX, AZ 85082

*this is a bank lockbox so no correspondence should be sent here. Association correspondence may be sent to Vision Community Management at the address listed below:

D'ARCY RANCH HOA
C/O VISION COMMUNITY MANAGEMENT
9633 S 48TH ST
SUITE 150
PHOENIX, AZ 85044

You may also pay your assessments online by visiting www.WeAreVision.com, on the homepage choose "Pay Your Assessments Online." You will need information from your statement to make a payment online. If you would like to enroll in Automatic Payments please fill out the enclosed ACH form. Any questions can be directed to Vision Community Management.

Community Websites



Be sure to visit our community's websites. Our websites provide our community's governing documents, meeting announcements, meeting minutes, financial information, and important community updates. Be sure to check them out!

www.DarcyRanchHoa.com

www.WeAreVision.com

Tree Trimming

South Mountain Landcare will be trimming our Common Area trees in preparation for monsoon season. You'll notice South Mountain Landcare throughout our community in the upcoming weeks.

They are offering a 10% discount to all D'Arcy Ranch Homeowners for tree trimming. If you are interested please contact South Mountain Landcare directly at **480-440-3762** for more information.

Don't forget to mention D'Arcy Ranch in order to obtain the discount.

Please note that the Association is not endorsing this vendor and will not be held liable for any damages.

Trash Containers

The City of Chandler now allows trash/recycle cans to be brought in by 9am the following morning instead of by 7pm the day of pickup. Please ensure cans are put away and concealed from view of neighboring properties.