



TO:

Painting: While many of you have painted your houses, if you have not, it is time to think about it. The new colors are attracting a lot of good reviews for us. Make sure you seek approval before you paint. The Architectural Committee is also requesting that you vary the color scheme from your immediate neighbors. This will prevent our neighborhood from looking like tract homes. The painting application form, pallet of custom colors, and home elevation drawings for defining pop out colors are available on the RRE web site, or from Kinney Management. Pop outs may be painted in the same color as the trim, or in the color of the body of the house. This provides several options for making your home unique.

PAINTING REQUIREMENTS

You may pick one paint scheme for your house. New colors are listed below, though original colors are also allowed. Color schemes may not be mixed and must follow the criteria, ie. body colors for body only and trim/pop out colors from trim/pop outs only. A color book can be checked out from KMS at 6303 S. Rural Road, Tempe, for one week. There is a \$25.00 refundable deposit due at time of check out. Elevation drawings to document the trim/pop out painting plan can be downloaded from our web site.

The following reference numbers are for Frazee paint. Frazee Paints has a special offer to Ray Ranch Homeowners for those who wish to repaint their homes. Use account number #788537 when using Frazee paints. The local store is located at: 7200 W. Chandler Blvd [at 56th Street].

PAINT PALLET (revised January 19, 2004)

Scheme #1:
body color – Traditional Tan (8261W),
trim color – Swept Plains (8253M)

Scheme #4:
body color – White Shadow (181),
trim color – Siberian Ice (8772W)

Scheme #7:
body color – Stonish Beige (SP68),
trim color – Yuma wrangler (SP2900)

Scheme #2:
body color – Meadowlark (8724M),
trim color – Coach House (8725A)

Scheme #5:
body color – Tenderfoot (8241W),
trim color – Amber Waves (8243M)

Scheme #3:
body color – Cornico Beige (8753M),
trim color – Tomorrow's Taupe (8745D)

Scheme #6:
body color – Cornico Beige (8753M),
trim color – Alencon Lace (8751W)

Ray Ranch HOA Newsletter

Ray Ranches' Five R's: Roof Rats, Roofs, and Rail Roads

Roof Rats: They are still alive and well in our neighborhood. Did you know one female roof rat can have 300-400 descendants in one year! Unbelievable! Thanks to many of you who have put out traps or poison, however we need everyone to participate in our roof rat e-rat-ication program or our neighborhood will be infested. So please, help us try to eliminate them or at least keep their numbers down. Their favorite food is citrus fruit, so please remove them from your trees as soon as possible. We want to reduce this threat to our neighborhood.

Roofs: I am sure many of you have seen some of the homes replacing the tar paper under the tile roofs. It is time to do so, especially in Phase One of Ray Ranch (Jasper and to the south). The roofs were only designed to last a decade, and that has been reached. Many of us have had leaks in recent years as the tar paper has aged and pulled apart. All roof tiles need to be lifted and the new, heavier (2 layers of 40 pound paper are recommended) placed under, then the tiles are reapplied on top. The bad news is that the cost per home is probably \$10,000 to \$20,000 depending on the square footage of your roof. You can pay someone to fix the leaks as they appear, or you can decide to fix the problem all at once.

Railroad: In order to tie into the new Light Rail system, it has been proposed by the Maricopa Association of Governments and the Arizona Department of Transportation to consider developing a commuter rail system. The railroad track on the west end of Ray Ranch Estates is one under consideration. These proposed trains are to run between stations every mile or two along the track; their top speed would average 45 miles an hour, with a maximum of 79 miles per hour. A draft plan will be ready in December and Valley Mayors are scheduled to vote early in 2008.

This noise could have a negative impact on Ray Ranch Estates. Watch the news media and here for updates.

Termites: Termites have entered several of our homes. It is time to have your termite protection redone.

Safety Concerns: While our neighborhood remains safe, we still have several issues. Stolen cars are a problem; try to store your car in the garage whenever possible. Our nearness to the freeway is at least partially the problem with the rate of stolen vehicles in our neighborhood. Also keep you garage doors shut. We have also had several burglaries in the neighborhood inside houses.

Police activity in our neighborhood can be found on the web at: <http://police.chandler.gov>

- select the "CRIME STATS" tab under the banner
- select "Calls for Service" tab on the left
- select zoom mode (+ symbol)
- click on our grid (E03)
- report options [*last week, last year*] are on the left

Role of the Ray Ranch HOA: The Ray Ranch HOA has two primary roles. First, we, together as a group, own a significant amount of property. This property consists of the large Water Retention Basin (Greenbelt) on our east side together with several smaller retention basins and paths, the exterior fences around the property and some of the fences that are part of your perimeter walls. Maintaining our common property utilizes the majority of your annual dues. We are required by the city to maintain this property. The second function of your HOA is to make sure that standards are kept in the neighborhood (such as fences and houses in proper repair, painted, no trash in the yard, etc.). One poorly kept up house on a street can ruin your chances to sell your house or get top

price for it. Home prices have been falling locally so it is imperative that all of us maintain our property in a well kept manner.

Before you make any changes to your property, check the CC&R's to see if they require approval from the HOA.

If they do, please request approval via the property improvement application found at the website. The CC&R's are there as well.

New Website: Ray Ranch Estates web site: <http://www.rrestates.com>

There are four tabs in the homeowner's category: membership, newsletter, CC&R, and forms. The membership tab has the association meeting minutes. The newsletter tab has newsletters and neighborhood news. The CC&R tab has the Architectural Guidelines, Citation Procedures, Articles of Incorporation, Bylaws, and CC&Rs. The forms tab has the property improvement application, property change request procedures, painting requirements, painting application form, and elevation drawings. Ideas to improve this web site should be sent to erictisinger@cox.net (Thank you Eric for putting this together for our convenience.)

email: Sometimes people send out emails that are of general interest to our community, such as home maintenance issues, home improvement ideas, break in reports, or roof rat sightings. If you would like to be added to the email list, please send your request to erictisinger@cox.net.

Electrical Boxes: For a while a group of teenagers were going around the neighborhood and turning off the electricity at the outside box. We suggest you put a lock on your outside electrical box.

Quick Notes:

--the HOA Board has decided to increase dues by 5% in 2008. We still have one of the lowest yearly dues of any HOA in the East Valley and have not raised dues in 2 years.

--the board decided to over seed with winter grass in the greenbelt this year. Due to drought conditions, we will address this issue annually.

--the City of Chandler has increased the frequency of bulk trash pickups to one every six weeks instead

of twice/year. The cost of a second black bin has dropped to \$2.50 per month, with an initial payment of \$50 for the bin. The number for Solid Waste Services is 480-782-3510.

--please bring in your trash cans as soon as possible from the street and put them out as late as possible.

--please make sure your pets (especially your dogs) are not disturbing your neighbors.

--if you have a streetlight out, please report it to the city (480-782-3460).

--because of some unhappiness with the previous landscaping firm, we are pleased to announce we have hired a new firm as of August 2007. They really trimmed the green belt ground cover areas and did a great job with the weeds and winter grass.

--we have also hired a firm to maintain the lights at the front and rear of the subdivision.

--for those of you who live along the west wall (next to the railroad), please don't toss yard/tree clippings over the back fence (onto private property) to discard them. This increases the already high fire danger and is unsightly.

--when kids are playing with airsoft guns in the common areas, please remember to pick up your empty metal tubes as they can damage the landscapers lawn mowers.

--FYI if your oleander bushes die, don't replace them with other oleanders. It has been reported in the news that all the oleanders in the valley will be dying off over the next 5 to 10 years due to a disease specific to oleanders. This die off started in the NW valley and is coming our way; we have heard that it might only affect the large oleander trees and not the dwarf bushes like most of us have.

Information box:

(cut this out and place inside a cupboard)

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• Ray Ranch Estates contact information:
• complaint department: Kevin@KinneyManagement.com
• (480-820-3451)
• graffiti hot line: 480-782-4322
• bulk trash pickup: 480-782-3510
• police (non-emergency): 480-782-4130
• street light repair: 480-782-3460
• Ray Ranch Estates web site: <http://www.rrestates.com>
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RAY RANCH ESTATES HOMEOWNER'S ASSOCIATION

PAINTING APPLICATION

Date: _____ *

1. OWNER NAMES(S): _____

LOT NUMBER: _____ PHONE NUMBER(S): _____

ADDRESS: _____

2. CONTRACTOR NAME, ADDRESS, AND PHONE NUMBER: _____

3. REVIEW THE PAINTING REQUIREMENTS DOCUMENT.

4. DESCRIPTION OF WORK TO BE DONE: _____

5. BODY COLOR: _____

6. TRIM COLOR: _____

7. DOCUMENT YOUR TRIM PLAN USING YOUR ELEVATION DRAWING.

8. PLEASE INCLUDE TWO COPIES OF ELEVATION DRAWINGS, IF USING TRIM.

9. RETAIN A COPY OF ALL DOCUMENTS FOR YOUR RECORDS.

COMMITTEE MEMBER:

APPROVED or DENIED DATE: _____ SIGNED: _____

APPROVED or DENIED DATE: _____ SIGNED: _____

APPROVED or DENIED DATE: _____ SIGNED: _____

COMMITTEE COMMENTS: _____

The committee's review and approval is limited to, and only pertains to, the ITEMS DESCRIBED ABOVE. Any additional information, improvement, or modification shown on the plan(s) submitted is not considered as a part of the submittal.

* Attention Homeowners: No improvement shall be constructed or installed (including paint color) on any lot without the prior written approval of the Architectural Committee. Approval may take up to 37 days from the date of receipt by Kinney Management Services. [This form revised on April 22, 2007.]