

# The *Marbrisa* *Ranch*

Homeowners  
Association Quarterly  
Newsletter

**4th Qtr, 2005**

---

*Important! There has been recent vandalism occurring to homes. A homeowner who lives on Beryl had their windows shot out with a BB gun. Please be aware of any activity occurring out of the ordinary in our neighborhood. Please call the police to report any suspicious or unusual activities.*

---

There are two active Block Watches in Marbrisa Ranch. One at 57th Ave. and North Ln. as well as one at Beryl and 57th Dr. These Block Watches are just one tool to increase the safety of our neighborhood. If you and your neighbors are interested in starting your own Block Watch please visit [www.marbrisaranch.com](http://www.marbrisaranch.com) to learn how. Just click on "News" and then "Neighborhood Watch".

---

**CHILDREN ARE BACK AT SCHOOL - PLEASE DRIVE WITH EXTRA CARE AND REDUCED SPEED THROUGH OUR NEIGHBORHOOD AS THE AMOUNT OF CHILDREN ON THE STREETS IS POISED TO INCREASE DRAMATICALLY PRIOR TO FIRST BELL AND AFTER RELEASE. REMEMBER, PEDESTRIANS HAVE THE RIGHT-OF-WAY!**

---

Street parking by residents remains a problem. Your Association continues to enforce the parking rule. Please remember that keeping your vehicles in the garage or driveway

creates a safer environment for everyone. It allows emergency vehicles to reach your home quicker, protects your vehicle from vandalism or possible theft and allows other drivers to see children at play or pedestrians walking across the street.

---

Your Webmaster has been working on a "Pet Lost and Found" feature for [www.marbrisaranch.com](http://www.marbrisaranch.com). This feature should be ready by mid-September. Until then, make sure you take the time to get to know your neighbors in order to help get lost animals back to their owners. Also, don't forget another good option is to microchip your pets. This helps track lost and unidentifiable animals to get them back to their homes and can be done at most veterinarian offices. So, lets try to keep an eye out for stray pets and get them back to their loved ones..

---

## **Homeowners' Association Training Academy**

If you have an interest in knowing more about how HOA's should operate and how the laws really work, this class will provide you with the information you are seeking. The HOA Training Academy is an eight - session course, taught by various HOA experts, including reputable law firms and management companies. Topics include: New HOA Laws; CC&R Enforcement; The Fundamentals of HOA Board Work; Selecting and Working With Your Management Company; Vendors, Specifications and Contracting; Liability and Insurance; HOA Budgeting, Financials and Reserves; and What To Do When Things Go Wrong. Classes begin on October 1st, and

are being held on Saturday mornings and Thursday evenings at the new Glendale Adult Center, located at 5970 West Brown Street. For more information on the course, please call (623) 930-2868. Applications are now being accepted until September 23rd.

*Our "Violation Enforcement Policy" has recently been revised. The purpose for this was to remove some of the ambiguity from the policy and delineate a progressive, yet fair and reasonable means for dealing with members of the community who fail to heed the rules and regulations to which they agreed as described by the Covenants, Conditions and Restrictions of our Community. The Board had also received complaints that the prior policy failed to provide a timeline for "wiping the slate clean" for prior infractions; the new policy makes this provision. A copy of the new policy can be viewed or download from the Marbrisa Ranch Web Site.*

---

## **2005-2006 Board of Directors**

**Mike Abretske** - President,  
Webmaster & Picnic Committee  
Chairman

**Paul Mason** - Vice president &  
Architectural Committee Member

**Al Stockman** - Secretary & Treasurer

**Bill Wilkinson** - Architectural  
Committee Chairman

**Bob Fulton** - Architectural  
Committee Member

---

*The next Meeting will be held on  
September 12th, 2005 at the  
Glendale Christian Church located  
on the corner of Mountain View  
and 59<sup>th</sup> Ave at 7:00 PM. We're  
looking forward to seeing you there!*