

The *Marbrisa Ranch*
Newsletter
1st Qtr, 2008



2007-2008 Board of Directors

Paul Mason
Bill Wilkinson
Al Stockman
Bob Fulton
Loretta Rollins



WEB SITE:

Please visit the Marbrisa Ranch web site at:

www.MarbrisaRanchHOA.com
for the most recent information on your Association!

Increase of Dues - 2008

Please note an increase in the amount of 5% in Association fees, effective January 1, 2008, to \$92.46 per quarter. It was necessary for the Board to make the decision to raise dues in order to handle the increase for insurance, landscaping and water for the common areas.

Please remember the importance of the timely payment of your Association fees. Association fees are due by the first of January, April, July and October. Late fees will be assessed if we do not receive your payment by the 30th of the billing month.

In accordance with the rules of the National Automated Clearing House, information from the check sent with your payment may be used to create an electronic debit to your account. The electronic debit on your statement is valid as proof of payment.

Water Conservation

Jo Miller from the City of Glendale was present at the Board of Directors Meeting held on December 11th and provided the Board with several suggestions for water conservation for the common areas & community.

- Continued inspections assuring maintenance and/or repairs to the irrigations system.
- Adjustments to controllers based on current weather conditions.
- Deeper watering for the turf
- Core aeration of turf areas annually.
- Application of sulfur or gypsum bi-annually.
- Perform a water audit in order to determine greater accuracy for controller settings on turf areas.
- Rain or Humidity Sensors for automatic system shut off in the event of rain.
- Phase-in a more appropriate trimming schedule (bi-annually).

While these informative tips are great for the community they can be useful in your water conservation efforts for your individual properties:

Visit the City of Glendale's Water Conservation link below for further information and incentives for 2008:

<http://www.glendaleaz.com/WaterConservation/>

SMOKERS

Your assistance is required!!

Please pick up your cigarette butts. Numerous butts have been accumulating in the mail box area & it looks horrid. Please take a moment & dispose of your butts in your ashtray and or refuse containers, after they have been extinguished.



The Board of Directors and the management team at R & R Property Management would like to take this opportunity to wish you all a happy and healthy holiday season, as well as a prosperous 2008.

Holiday Decor

Please remember that all holiday decorations visible from the road should be removed by January 31, 2008. We appreciate your cooperation.



SRP News

Offices are closed for the Holidays, December 24th, 25th and January 1st.

Emergency Services is available 24 hours a day at (602) 236-8811. Pay your bills on-line at:

www.srpnet.com/paycenters

Safety Tips will ensure happy Holidays:

- Use only lights that are safety-tested and meet industry standards
- Use a 3 prong UL cord for outdoor lighting.
- Never place cords under rugs or through windows where they might be pinched or become worn.
- Don't overload outlets or extension cords.
- Unplug tree lights & outdoor lighting before leaving.

**Questions? Concerns?
Comments?**

Please contact your Property Manager, Betsy Retchin or her assistant Suzanne, at:

R & R Property Management
4742 N. 24th St., Ste. 325
Phoenix, AZ 85016
(602) 954-9252
(602) 954-8805 (fax)

betsyretchin@rrpropertymanagement.com
suzanne@rrpropertymanagment.com

Marbrisa Ranch HOA
2008 BUDGET
Number of Units: 235

	2008-5% increase	MONTHLY	PER UNIT
INCOME			
Assessments	\$86,908.31	\$7,242.36	\$30.82
TOTAL INCOME	\$86,908.31	\$7,242.36	\$30.82
EXPENSES			
ADMINISTRATIVE			
Management Fee	\$13,200.00	\$1,100.00	\$4.68
Audit/Accounting/Tax Return	\$250.00	\$20.83	\$0.09
Legal	\$1,500.00	\$125.00	\$0.53
OfficeSupplies	\$1,200.00	\$100.00	\$0.43
Insurance	\$3,650.40	\$304.20	\$1.29
Meeting Room & Signage	\$50.00	\$4.17	\$0.02
Postage	\$800.00	\$66.67	\$0.28
Taxes/Permits	\$275.00	\$22.92	\$0.10
Other Taxes & Fees	\$10.00	\$0.83	\$0.00
Website	\$228.00	\$19.00	\$0.08
	\$21,163.40	\$1,763.62	\$7.42
SUPPLIES			
Landscape Supplies	\$0.00	\$0.00	\$0.00
Irrigation Supplies	\$200.00	\$16.67	\$0.07
Common Area	\$500.00	\$41.67	\$0.18
Electrical Supplies	\$0.00	\$0.00	\$0.00
	\$700.00	\$0.00	\$0.00
UTILITIES			
Electric	\$600.00	\$50.00	\$0.21
Water	\$16,000.00	\$1,333.33	\$5.67
	\$16,600.00	\$1,383.33	\$5.89
MAINTENANCE			
Landscaping Monthly	\$43,200.00	\$3,600.00	\$15.32
Gen. Maint & Repair	\$200.00	\$16.67	\$0.07
Tree Maintenance	\$300.00	\$25.00	\$0.11
Seasonal (Overseeding)	\$900.00	\$75.00	\$0.32
Weed Control	\$0.00	\$0.00	\$0.00
Dry Wells	\$0.00	\$0.00	\$0.00
Play Area / Ramada	\$500.00	\$41.67	\$0.18
Irrigation Repair	\$500.00	\$41.67	\$0.18
Wall Repairs	\$250.00	\$20.83	\$0.09
	\$45,850.00	\$3,820.83	\$16.26
TOTAL EXPENSES	\$84,313.40	\$7,026.12	\$29.90
RESERVES			
Unallocated	\$2,594.91	\$216.24	\$0.92
TOTAL EXPENSES & RESERVES	\$86,908.31	\$7,242.36	\$30.82
Net Income / (Loss)	\$0.00	\$0.00	(Quarterly) \$92.46