

# OLD STONE RANCH NEWSLETTER

Official Publication of Old Stone Ranch Homeowners Association



June  
2020

## Message from the Board

Dear Old Stone Ranch Homeowners,

Unfortunately, we continue to struggle with the impact of COVID on our city, state and nation. We wish you, your family, and all that you hold close the very best.

Despite the challenges we've faced this Spring, several initiatives continued across our community, and we hope this quick update answers any questions you may have.

Stay safe, and we'll see you around the community.

Sincerely, *Terry, Harlan, Nicole, Randall, and Bryan*

**Newsletter.** We hope you enjoy this communications tool. Our current intent is to publish the paper version quarterly and do quick updates via email and web-postings in between.

**Landscape.** Our community has a central liquid fertilizer tank and pump system located near our connection to the city's reclaimed water. The pump for this tank system failed almost two months ago. We've contracted for the new pump and replacement, but COVID has impacted procurement and installation. Unfortunately, this means we have lost two months of fertilizing as we transition from Spring to Summer. Installation should complete this month.

**Walls.** We've made great progress under Harlan's and the Wall Committee's leadership. Both waterproofing and painting should be substantially complete this month. Negotiations with homeowners will delay completion of the final few walls.

**Dead Fish in the Lakes.** Several fish died in our lakes around June 17th. The lake maintenance vendor analyzed samples from each pond. Unfortunately, a combination of high algae growth and summer heat led to lower than needed oxygen levels for some of the fish. We've added an oxidizer and modified the algae control measures. Fortunately, most of the fish did survive to provide the pest and algae control needed and we do not need to replace any fish. Apparently, this is a common occurrence across the valley.

## BOARD OF DIRECTORS

Terry Feehan - President  
Harlan Stork - Vice President  
Nicole Hamming - Secretary  
Randall Cameron - Treasurer  
Bryan Bowles - Director  
17787 N. Perimeter Drive  
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(480) 355-1190, ext. 120

### Administrative Assistant

Hope Johnson  
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## PAYMENT INFO

### Mail to:

PO Box 97933  
Las Vegas, NV 89193

**Please make checks payable to:**  
Old Stone Ranch

**Finances.** Total assets still exceed \$1.2 million. We remain on or under budget in all but a few areas, legal fees for help with the wall contracts, minor maintenance driven by two metal fence failures, and the fertilizer pump replacement. However, we remain within budget overall, as the HOA budget is designed with flexibility to cover such overages.

The one disappointing issue with the budget is our association fee delinquencies. Today, we have 38 homeowners who have still not paid their first quarter dues and 8 accounts that are several quarters behind. This challenge resulted in the board action you see below to explore new legal counsel to help with collections.

**Board Actions from the Tuesday, June 16, 2020 Meeting.**

- Ratification of two actions taken between the May and June boards.
  - Metal fence replacement due to safety issues - Apex Landscape - \$2,995
  - Removal of dead tree on HOA property - Tree Doctors - \$406.
- New Actions.
  - Enter final negotiations with the remaining pest control contract bidders for a best value contract
  - Enter final negotiations with the remaining legal firms with the primary focus on assistance with collections
  - Approved removal of the damaged short fence column along Mustang Drive while continuing to negotiate with the homeowner who damaged the column for full replacement



***BULK TRASH PICKUP!***

Chandler residents that pay for city-provide solid waste services can schedule bulk trash pickup once every 6 weeks. If you would like to schedule your pickup, call (480) 782-3510.

***UPDATE YOUR EMAIL ON THE HOA PORTAL!***

*Don't forget to make sure that AZCMS has your current email address to receive important HOA information! Here is how you update your email address on the HOA portal:*

- *Go to [www.azcms.com](http://www.azcms.com)*
- *Click the 'Resources tab at the top menu bar*
- *Scroll down and click on 'Community Portals'*
- *Log in using your user ID (account number) and password. This was previously sent to you in a portal introduction letter from AZCMS.*
- *Once logged in, click on the 'User Profile' on the left side of the screen.*
- *On the right side of the screen, upper-left side is an edit tab. Click the edit tab*
- *Halfway down is 'Notification Settings.' Enter your current email address to receive notifications from Old Store Ranch.*

***THANK YOU TO ALL OF OUR COMMITTEE VOLUNTEERS!***

You are no doubt familiar with the expression 'It takes a village!' That most certainly applies to maintaining a community! The Old Stone Ranch Board of Directors and AZCMS would like to say THANK YOU to all of the amazing volunteers that help keep our community an amazing place to live!

**Chuck Meyers | Joe DiNovo | Farrell Reeves | Ron Ross | Shannon Hakes | Aaron Allan | Sergio Quintanar |  
Jamie Votaw | Jamie Botell**