

# Silverstone Ranch

EQUESTRIAN COMMUNITY

[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)

February 2022 - Vol IV, Issue 2

## FINANCIAL HEALTH:

**STRONG** ↑

## RESERVE ASSETS:

**\$350,644**

Total Reserves, 01/31/2022

**197%**

Reserves, % Funded

**April 2021**

Date of Most Recent Reserve Study (\*3-5 years is Ideal)

## OPERATING FUND:

**\$40,621**

Operating cash, 01/31/2022

## REVENUES:

**179,880**

Annual Assessment Revenue, 2022 Budgeted

**\$660/semi-annually**

Membership Assessment, January 1st & July 1st

## ENGAGEMENT:

**91%**

Members with at least one verified email address on file

**26%**

ACH Recurring subscribers

**19%**

eStatement subscribers

**75**

# Approved ARC Submittals, as of 02/25/2022

## ARMLS Market Watch

for 85296 as of 12/31/2021

**\$520,000 / ▲ 33.3% Y/Y**

Median Home Price, Q4/2021

**\$592,460 / ▲ 34.9% Y/Y**

Average Home Price, Q4/2021

**100.4% / 0.0% Y/Y**

% of List Received, Q4/2021

**27 / ▲ 3.8% Y/Y**

Avg Days on Market, Q4/2021

## Rejuvenation Pruning of Shrubs

Renovation or rejuvenation pruning is a type of pruning that can extend the life and improve the aesthetic value of certain overgrown shrubs in a landscape. Rejuvenation starts by cutting a shrub at 12-18 inches above the ground in late winter or early spring. When done in spring before bud burst, a proliferation of stems will grow just below each cut by mid-summer. At this time, about half of these new stems should be removed. Varying the height of the remaining stems and cutting just above an outward pointing bud will stimulate growth of new branches. By fall the shrub will have grown a full new canopy.

Rejuvenation works well for **Texas ranger, oleander, hop bush and creosote**. Several smaller shrubs such as **brittle bush, autumn sage and Mexican honeysuckle** benefit from being cut to 6 inches above the ground annually and do not require any follow-up thinning of the new growth. Cutting frost-damaged plants back close to the ground after the danger of frost has passed in spring rejuvenates **lantana and red bird of paradise**.

**CAUTION:** Avoid rejuvenation pruning rosemary, cassias, arborvitae and junipers. These shrubs will not respond favorably to rejuvenation pruning and might die. ★★

Source: [Pruning Shrubs in Low Elevation Deserts in Arizona](#).

## Work In Progress: Maintenance and Reserve Projects

Rejuvenation pruning, 2022 tree replenishments, Pre-and post-emergent weed control, Tower stucco repairs, North Basin culvert headwall drainage, Tot Lot concrete repairs/expansion, Park Furniture replacements, Arena maintenance, Stable drainage repairs, Stable rail fencing and gate repairs, Fountain spillway replacement, Phase 2 granite replenishments. ★★

*Questions, comments, or suggestions about any of these projects? Please contact us at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com).*

## Repaint Notices: Time for a Fresh Coat?

A fresh coat of new paint on the exterior of your home can protect stucco, metal, and wood surfaces from weather damage while keeping the neighborhood looking great. In general, exterior paint can last from 6 to 10 years or longer, depending on the weather, surface, quality of paint, and the paint color applied.

Painting your home can be costly and some homeowners may not be prepared for the time commitment or the expense. If you recently received a Repaint Notice for inadequate paint on your home and need additional time to repaint due to weather, illness, vacation, cost, etc., please email Management to request an additional six (6) months or other reasonable timeline to complete the repaint of the exterior of your home.

Any open Repaint Notice will be placed on hold while your appeal for additional time is reviewed. Homeowner appeals are typically reviewed at the next regularly scheduled board meeting. Notice of the Board's decision is typically mailed or emailed to the homeowner within 5 business days. ★★



## Rental Property/Tenant Registration

The State of Arizona requires the Association to collect a Tenant Registration Form each time an Owner leases to a new tenant or renews a lease with an existing tenant. Registration forms must be submitted within 30 days of the lease commitment, and a minimum of 5 days prior to the tenant's move in date (A.R.S. §33-1806, 2014).

Owners are required to provide their tenants with a copy of the Association's Governing Documents, including the CC&R's, Architectural Guidelines. To request current copies of all required documents, please contact Management at (480) 759-4945 or [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com). ★★

### \*\*\* TOT LOT MAINTENANCE \*\*\*

Tot Lot inspection, maintenance, and cleaning services are performed by

[Tot Lot Services, Inc.](#)

On the **3rd Thursday** of each month  
**Next Service Date: Thurs, Feb 17, 2022**

### \*\*\* PEST CONTROL NOTICE \*\*\*

Pest & Mosquito Control in Common Areas are performed by

[Carter Weed & Pest Control](#)

On the **1st Friday** of each month  
**Next Service Date: Fri, Feb 4, 2022**

### \*\*\* NEXT BOARD MEETING \*\*\*

**Wednesday, February 23, 2022**  
**at 6:30pm**

To sign in visit [www.zoom.us/join](http://www.zoom.us/join)  
Meeting ID and Password available at  
[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)

The Board of Directors typically meets on the **4th Wednesday** of each month.  
Open Session begins at 6:30 pm.

Meetings will be recorded by the Board.  
An Executive Session will be held prior to the Open Session. The Executive Session is a closed meeting pursuant to Arizona Revised Statutes §33-1248/§33-1804 (A)(3) & (5).