

Tatum Ranch Community Association
MANAGER'S REPORT January 15, 2021

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Banking	Continuing	Placed excess operating funds in Money Market to earn extra interest till funds are needed.
Commercial Properties	Continuing	A Self Storage company is going in on the empty lot behind Cobblestone Car Wash with construction starting First of 2020. A and C Properties has started the new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. Should be completed by the first of the 2020.
City of Phoenix	In Progress	I have been in contact with the City Street Dept, Mr Knudson, about the water drainage on Dixileta Dr. City Streets supervisor was called with options on corrections for the water flow.
City of Cave Creek	In Progress	Kevin Howell from the last meeting has called to say that the City of Cave Creek wants to push forward with the pump site on the corner of Cave Creek and Tatum next to Circle K. Their preliminary site survey says it is tight by will fit a lift pump for the city of Cave Creek. They are now doing an elavations and site plan to present to Tatum Ranch and the City of Phoenix. City of Cave Creek inquired about lease or purchase of land off of Cave Creek Rd to place lift pumps for the city to get water from the CAP canal to their water treatment facility. Currently looking at the corner area infront of Circle K. We own the small lot that would house the above ground pump building. This would be close to their water line and in a commercial area that would not effect homeowners. We would have a choice to sell, lease or say no.
Community Building	Completed	No current issues.
Community Development	In Progress	Keystone Homes is starting to build on the west side of Tatum Ranch. New developer for Cache Homes wants to build on land next to the old mini park basin at 43rd street and Morning Vista.
Delinquency Collections	In Progress	
Graffiti / Vandalism	In Progress	Jan 8th a large amount of vandalism and graffitti was done at Desert Willow park, Toscana and city sidewalks.
Financial	In Progress	
Landscaping - Luxor	In Progress	Del Oro Basin was cleanout and we have a large amount of weeds coming up this year. Currently spraying weeds and will remove dead weeds in a few weeks. Wash fire break work starts Feb.
Landscaping - General	In Progress	Landscape projects for the winter: 48th Street and Lone Mountain drainage next to SV. Lone Mountain Water mainline replacement. Wash cleanup at Roberta and 50th Street. Powerline trimming along Recreational Trail area.
Legislative Update		No updates
Miscellaneous	In Progress	
Property Maintenance	In Progress	Work on the main monument landscape change is delayed till the weather cools or the monsoon start. Raul, Diane and I went and picked out plants for the monument. This made sure we all had the same visual idea for the monument. Raul will choose the plants and the 3 of us will do the grouping and placement.

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Annual Meeting	In Progress	2019 Meeting in December 7, 2019. Successful meeting with 72 home owners in attendance.
Signage	In Progress	A and C Properties is installing new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas.
Sonoran Vista	In Progress	Main Gate Advisory Committee new gates are be made and final construction is completing this week.
Software	In Progress	Eunify software has started. Accounting side is running. Working on getting detail information on violation and arch into the data base.
Sub-Associations	In Progress	Tatum Village deed changes are being completed.
Post Office	Continuing	Post Office has requested that one kiosk be replace so far this year.
Wall Painting/Painting	In Progress	Need to get quote for Sonoran Vista Painting of walls. In January will put out bids for the next painting section for 2020
WAPA	In Progress	Trees have been trimmed. Need to look at the amount of dead material under the power lines along the recreational trail.

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