

Tatum Ranch Community Association
MANAGER'S REPORT July 17, 2019

Project	Status	Notes
2019 Savings	Continuing	\$1000 in additional interest on Checking Account Reserve, Disconnected 3 APS irrigation meters not in use Saving \$900. Changed Storage lockers size Savings \$1200 per year, Found stuck irrigation valves leaking water Savings \$200 a month. Still looking for more. Liquid fertilization system gives us healthier plants and we have not needed to replace dead plants. Savings \$10,000. Irrigation water was off for 3 months \$8,000, Irrigation run time is 1.5 hours, .5 hours less then last year savings \$5,000 because of fertilization system. Using Agave pups from current plants to place in areas that need plants. Change yard roll off service to Sonoran Ranch Services Saving \$500 per roll off. Savings \$10,000 . Paint contract savings \$25,000. ACH Billing \$20,000 in unpaid fines and assessments billing sent out 2nd Qtr.
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. Has submitted to the Arch committee and had a public meeting. They got conditional approval from the Arch committee by adding roof tiles to the roof line to blend with the Frys center. A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas.
City of Phoenix	In Progress	Opened a claimpliant with the city about the water drainage on Dixileta Dr. We are now getting excess water down Dixileta Dr that makes our basins overflow at Baker and Barwick. City opened a work order to review the issues. They will keep us informed. No update from the city. May need a drainage engineering study to show the city that they made a mistake infront of Toll Brothers not allowing drainage from the street. They did not follow drainage guidelines from the city
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. Other option would be on the golf course desert land. This is a more costly option (second choice). Still waiting to hear back if the spot is good from an engineering stand point. (large enough space)
Community Building	Completed	No current issues.
Community Development	In Progress	Keystone Homes is starting to build on the west side of Tatum Ranch. Peak View and 44th Street in the ranch property area.
Delinquency Collections	In Progress	Tatum Ranch has turned 5 accounts to collections. As of today 2 have not responded for payments or payoff.

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Graffiti / Vandalism	In Progress	City of Phoenix removed graffiti from the wash culvert at 40th street and Desert Willow Park. These kids also started a tree on fire in this area. Currently cleaned up.
Financial	In Progress	Need to review signature requirements at banks because they are only talking to signature account holders.
Landscaping - Luxor	In Progress	Weeds are the biggest thing needing attention this year. Scheduled maintenance is being done and weed cleanup is on going. They have started summer tree trimming.
Landscaping - General	In Progress	We have had 4 small grass fires on Tatum Ranch in the past 2 months due to the dry winter weeds. With the weather and rains we have a lot of growth on plants and trees now this spring and summer. Globe Chamomille- Contact several city offices to see who has say over the wash and removal of the invasive weed. Since the washes are NOAS we need the OK before we move to do any removal.
Legislative Update		SB1531 : Waiting for Gov to sign. <ul style="list-style-type: none"> • Provide regular statements of account to owners that include the current account balance due and a summary of all charges (the Jermaine Amendment clarifies that an owner may opt to receive statements electronically if provided by the association) • Extend the statutory lien extinguishment period from three to six years • Allow for an agent to collect credit card payments on behalf of the association (the Jermaine Amendment clarifies that a fee cannot be charged for cash or check payments) • Provide notice that an owner is delinquent and facing possible foreclosure via certified mail before turning an account over to collections
Miscellaneous	In Progress	Mailbox at Roy Rogers and 50th Pl. Topic from May Board Meeting. There is a city street light 35 feet from the box cluster. It is just not directly over the units. It has some light in the area. The boxes are the older style but the wind driven rain may have caused the wet mail. When reviewing the site I asked another homeowner if they ever had wet mail and they said no. Stucco and rusty parcel box was painted just this year.
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.
Reserve Study - Master Association	In Progress	Ordered SV Reserve Study for later this year. Will incorporate any work on the gate area. Added future gate work for the Lone Mountain gate.
Annual Meeting	In Progress	Start planning for 2019 Meeting in July.

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Signage	In Progress	A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. SuperPumper on Dynamite will be installing new signs on the building and street side.
Sonoran Vista	In Progress	Main Gate Advisory Committee has met several times. Looking at just gate replacement at this time. Note for reserve study that the back gates will need to be moved into Sonoran Vista and changed to swing gates when Lone Mountain Rd is expanded to 5 lanes in 15 to 20 years. Start the savings process with the reserve study.
Software	In Progress	The accounting software we use, Voyager 2000, support and updates are being discontinued at the end of 2017. Limited support in 2018. Have contacted Caliber, Eunify, Tops, VMS and Asyst. Caliber is the top choice.
Sub-Associations	In Progress	Tatum Greens and Tatum Village and Tuscana No change
Post Office	Continuing	Post Office had me tear down 3 kiosks this past month. They replaced those units with the new high security clusters. The reasons were worn out unit doors and poor access from the back on one unit. These are now all front load units.
Wall Painting/Painting	In Progress	Wall painting completed.
WAPA	In Progress	We have relocated 5 large Ocotillos from under the powerlines to new homes on Tatum Ranch. 3 Ocotillos still to move. Trees will need to be trimmed again in the winter. Will try for once a year trimming.

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