

Tatum Ranch Community Association

MANAGER'S REPORT July 15, 2020

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Banking	Continuing	ACH payments for the assessments. We have stopped taking new homeowners' information to do ACH. We currently have about 500 homeowners on ACH payments. That is where we have their banking information and pull the money ourselves from their bank accounts. This is one area that we have a lot of risk of liability if we have a breach of security on the server for Tatum Ranch. We are currently telling ACH homeowners that as of Jan 1 st , 2021 we will not be using ACH for payment of assessments. Note added to statements and in Tatum Talk currently.
Commercial Properties	Continuing	A Self Storage company has started construction on their building in the Fry's complex.
City of Phoenix	In Progress	Dixileta Dr and DWPE south of Dixileta will get a mill and overlay of the roadway next year.
City of Cave Creek	In Progress	No new updates on the City of Cave Creek purchase of the Cave Creek Rd and Tatum corner.
Community Building	Completed	No current issues. We have started coffee and sewing groups in the community building. Starting with those that work well with social distancing. The cards and poker players are on hold right now.
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. Cachet homes is starting a new development that would be off Peak View just after the Toy Barn. They have brought to our attention that the concrete channel that would be between us needs to be cleaned out. I have placed it on the December project list.
Desert Willow Park	In Progress	The city's Desert Willow Park is now more calm in the evenings. The Parks dept. has an employee on site till 10pm to close the gates and call in any illegal activity. Seems to have worked well in bringing the park back to normal. The test will be this fall when the temperatures changes and the teens try to return to the park for parties. The graffiti and vandalism has also stopped. The city has cleaned out the culverts that run under the roadway and connects the wash that runs through the park. Tatum Ranch will have to clean out the upstream area off DWPW and Rancho Terra this winter.
Graffiti / Vandalism	In Progress	Had 3 graffiti tags near Via Dona and 45th Street. They were placed on homeowner walls.
Financial	In Progress	Continue the change over of board signatures as CD's mature.
Landscaping - Luxor	In Progress	They have started tree service this month. Wash fire breaks will be completed by the end of July. Taking longer do to larger quantity of material to remove from the last years growth.

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Landscaping - General	In Progress	GLOBE CHAMOMILE- Need to be looking and thinking about how to deal with the weed issue going forward on Tatum Ranch. With these wet winters we will continue to have a large growth of the Globe Chamomile. We find that Globe Chamomile must be sprayed with Pre and Post emergent after removal if removed before it dries out. The weed just grows right back in weeks if you just remove it and leave the area alone. The downside is if we remove when dry, we just spread the seeds for next years new weeds. (Firebreak areas)
Legislative Update		Following the weekly updates from Mulcahy and others on COVID-19 issues.
Miscellaneous	In Progress	Maricopa County has taken over responsibility on 48 th Street and Lone Mtn. just east of Sonoran Vista. The county has completed the road work off Lone Mountain on 48 th street. We will add some agave this fall to prevent any erosion..
Property Maintenance	In Progress	Increased Doggie Station locations by 5. Added 2 new trash cans with dispensers and added dispensers to 3 locations that had none.
Reserve Study - Master Association	In Progress	Need a Tatum Ranch Reserve Study ordered this summer 2020
Annual Meeting	In Progress	The process starts in August.
Signage	In Progress	Political signs are going up now till November.
Sonoran Vista	In Progress	Gate has been installed. Added a new emergency entrance device for fire and ambulance for quick access. IR signal opens the gate for them. Need to finish the pedestrian gate to finalize later this year.
Software	In Progress	Working towards homeowner portal to open this summer to allow HO access to account history.
Sub-Associations	In Progress	Tatum Greens is changing management group to "The City" starting August 1 st .
Post Office	Continuing	We have removed 2 kiosks since the last meeting.
Wall Painting/Painting	In Progress	Sonoran Vista and Parcel 32A, B and parcel 43 Painting of common wall painting is complete. Mailbox kiosk painting is complete.
WAPA	In Progress	Basins mowed. Need to top about 4 saguaros that are to high and not good enough to move. Will trim the tops of the trees again in December time frame.

NOTES
