

Tatum Ranch



JAN
2024

Tatum Ranch Community Association

Tatum

Talk

Annual
Meeting
Notice
Enclosed

www.TATUMRANCH.org



General Mgr's MESSAGE

Greetings homeowners!

As we embark on this year's holiday season and welcome in the New Year, I am delighted to share the latest happening and future plans for our vibrant community.

First of all I'd like to wish you and your loved ones a Merry Christmas filled with warmth and cheer. May this time of year bring a celebration of family, togetherness, and joy!

As we get ready to enter a new year, let's reflect on the achievements and milestones of the past year. From successful community events to ongoing improvement projects, each step forward has been a collaborative effort. We appreciate the continued support and engagement of our homeowners. In particular I'd like to acknowledge the Board championing for events to be held at Tatum Ranch this year and Ashley Newberg who spearheaded bringing these events to life as our Event Coordinator. Although Ashley has stepped down for next year, we thank her for her passion, creativity, and helping us lay the foundation which we will build upon going forward.

You may have noticed a change in our community's landscaping management. We have transitioned to Sundance as our new landscaping partner. The Sundance team brings a fresh approach to maintaining our community. Their diligence, efficiency and friendly demeanor have already started garnering positive feedback with some homeowners. We are excited about the positive impact we anticipate they will have on the aesthetic appeal and well-being for Tatum Ranch into the coming year.

Another promising development is the collaboration between the Board of Directors and the Architectural Committee. They are actively working together to enhance our Community Guidelines with a focus on updates that align with the current times we live in. I look forward to seeing the outcomes of their ongoing joint effort.

As we bid farewell to 2023 and welcome the promises of 2024, let's continue working together to make Tatum Ranch a place we are proud to call home. Expect more changes along the way as we continue to explore better ways of serving our homeowners and the community.

Merry Christmas and a Happy New Year!

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President's MESSAGE

At the end of each year, it's appropriate to look back and reflect on the past with an eye toward the future. As previously reported in Tatum Talk, this past year saw some changes in personnel and creation of two new committees, Finance and Landscape Planning. Recently, we also employed the services of a new landscape company, Sundance Landscape Maintenance.

Historically, Tatum Talk has been our primary vehicle for communicating, but at significant expense. While our web site and email offer timely and less-expensive communication, not all our owners have internet access or computers, and we do not have everyone's email address. Moving forward we will explore more effective and cost-efficient ways to communicate with our owners.

At the same time, we anticipate improving the content and ease of navigating our web site and the format, size and frequency of distribution of Tatum Talk. Please watch for updates about our official method of notification.

This year the association offered many new events and activities that were well received and a great success, thanks in large part to Ashley Newberg and a small group of volunteers. As we start the new year, we will consider the events and activities offered, ways to streamline scheduling with other uses of the community building, and ways to make more of our events revenue neutral.

Guidelines for Community Living is a dynamic document and contains many of the rules and regulations by which we all must abide. We will be working with the Architectural Committee to clarify and update a number of guidelines therein. I encourage all our owners and residents to be familiar with that document, as well as the Approved Plant List and our CC&Rs.

Finally, on behalf of the Board and Staff, I wish everyone a joyous holiday season, Happy Hanukkah, Merry Christmas and a healthy, prosperous and Happy New Year.

Treasurer's REPORT

The Finance Committee under the direction of Charles Arndt, Chairman, has been working diligently with our Bookkeeper, Cheryl Stoner, our resident expert in investments, Jeff Boysen, Howard Seiter, our newest member, who has a strong finance background, our Community Manager, David Roland, and myself to deliver a solid budget for 2024 that we can live with. Tatum Ranch Community Association will end 2024 with a net profit. This is after depreciation and deposits to the Reserve of \$36,000.00.

To accomplish this, we are calculating a small increase in dues which we have not had to request from the Board of Directors for many years. This will cover, among other things, the cost of living increases as well as increases in costs of goods and services that are being provided to us by various vendors. We are constantly looking for ways to cut expenses without cutting services that our HOA provides, but goods and services are simply more costly today.

Also, as Tatum Ranch ages, we are looking at our irrigation system that is 30 years old and needs eventual replacement, and painting and maintenance of our perimeter walls that need more attention in some areas because of age. Our new landscape company, Sundance Landscaping, is performing well and they are better equipped to handle our growing needs. They're finishing our "firebreaks." These "firebreaks" help to keep the houses on our washes safe, and keeping them safe, keeps all of our houses safe. The increase assessment per member that I, with the direction of the Finance Committee, have recommended to the Board of Directors, and they have

approved is \$13.00/ Year for each household or member, effective January 1, 2024.

Also, as part of our overall budget, the Finance Committee recommended, and the Board of Directors approved, an increase in both the Resale Fee and the Special Use Fee (SUF). The SUF is paid by the Buyer (Not the Member) and goes directly into the Reserve Account. The increase will raise the Resale Fee to \$300.00 and the Special Use Fee to \$425.00. These are both one time fees paid only when a house is sold to a new owner. You will see these increases effective beginning in January, 2024.

In summary, we have sufficient cash and investments today, but we want to keep a Reserve of \$1,000,000.00. With planning, and small increases in dues, we can avoid the effects of a catastrophic event forcing us to ask for a special assessment or a large increase in dues in any one year. In budgeting for 2024 we are looking down the road 5 years to 2029 to estimate what our needs will be and to begin to prepare for them now.



Please join us for the

2023 Annual Tatum Ranch Community Association Meeting

DEC
15
NOON

Place: Tatum Ranch Community Center
29811 N Tatum Blvd. Cave Creek 85331

RSVP: By Dec. 12th. (Max Capacity: 84)
A catered lunch will be served.

Guest Speaker: Joshua Bednarek
City of Phoenix Planning & Development Director

AGENDA ITEMS

- ✓ Call to Order at 1:00PM
- ✓ Certification of a quorum
- ✓ Introduction of the Board & Architectural Committee
- ✓ Approval of the 2022 Minutes of the Annual Meeting
- ✓ Explanation of the vote by acclamation (See TRCA By-laws Article V, Section 3)
- ✓ Announcement of the 2024 Nominating Committee
- ✓ President's Message
- ✓ Manager's Message
- ✓ Treasurer's Message
- ✓ Question and Answer: All question will be submitted in writing on cards provided at the Registration Table upon check it and given to the Secretary, or his designee.

www.TATUMRANCH.org

SPECIAL ANNOUNCEMENTS



- ✓ The Board voted to increase our dues beginning January 1, 2024 by \$13.00/year on advice from the Finance Committee.
- ✓ Tatum Ranch has until June 30, 2025 for membership to vote on whether to allow the HOA to continue to regulate parking on our public streets or to turn parking regulations over to the City. (SB1278)

Updates in 2024 at Tatum Ranch

Now that we have over 3,000 of your email addresses, we can notify the community more timely of all the great things happening here at Tatum Ranch. **Call the office at 480.473.1763 to update us on your email if you're not getting our email blasts.**

Our new and improved 2024 will have:

Better Communications to homeowners

- **Tatum Talk** - Will have a new look. This will be your Quarterly hardcopy communication tool with valuable information about what's going on at Tatum Ranch along with a calendar of all events that you can keep on your refrigerator.
- **Website** - A new design that's easier to use and that gives you information that you need.

Landscaping – Turning over a new leaf! We have a new contract with Sundance Landscaping. They are on a 1-year probationary agreement to make our common areas look better which will increase the desirability of Tatum Ranch and make our homes more valuable.

We are grateful for the support we have been receiving and want every homeowner to participate. Volunteering is great for meeting your neighbors and making new friends, and we welcome your suggestions.

Our staff is here to help you:

Karen Siller, our Receptionist.

Lourdes Torres, our Architectural Liaison

Joan Holsten, our Homeowner Liaison

Charles Franklin, our Compliance Driver

Whitney Douglas, our Compliance Coordinator

David Roland, our Community Manager

Cheryl Stoner, our Bookkeeper and Resale Specialist

**We look forward to 2024
being a great year!**



January

HIGHLIGHTED EVENTS

JAN
6

Breakfast Scramble
Saturday 9 am – 10:15 am

JAN
26

Volunteer Appreciation Lunch
Friday 12 pm – 2 pm

February

HIGHLIGHTED EVENTS

FEB
3

Breakfast Scramble
Saturday 9 am – 10:15 am

FEB
10

Valentine's Day Dessert & Dancing
Saturday 6 pm – 8 pm



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The TRCA Nominating Committee announces: There were 2 positions open for election to the Board of Directors, and each incumbent submitted an application. So this year's election will be by Acclamation, without a need for balloting.

March HIGHLIGHTED EVENTS

**MAR
2**

Breakfast Scramble
Saturday 9 am – 10:15 am

**MAR
22**

Sippin' Social
Friday 5 pm – 7 pm


**MAR
24**

Easter Egg Hunt and Music
Sunday 1 pm – 5 pm

Social Groups

	Mon.	Tues.	Wed.	Thurs.	Fri.
First Week	Quilting 9 am - 3 pm Bridge 1-4pm	Coffee Talk 9-12pm	Cmty Networking 8-9am Mahjong 1-4pm Poker 6-10pm	Coffee Talk 9-12pm Crochet Club 6-9pm Prayer Shawl Ministry 6-8pm	Quilt Talk 10-11:30a
Second Week	Bridge 1-4pm Knitting & Crocheting 1 - 3pm	Coffee Talk 9-12pm	Hand & Foot 1-4pm Poker 6-10pm	Coffee Talk 9-12 pm Mexican Train 9:30-11:30am	
Third Week	Quilting 9 am - 3 pm Bridge 1-4pm	Coffee Talk 9-12pm Hand & Foot 7-10pm	Cmty Networking 8-9am Care Corp Art 9-1pm Mahjong 1-4pm Poker 6-10pm	Coffee Talk 9-12 pm Prayer Shawl Ministry 1-3pm Book Club 2-3:30pm Crochet Club 6-9pm	Bunco 1-4pm
Fourth Week	Bridge 1-4pm Knitting & Crocheting 1 - 3pm	Coffee Talk 9-12pm	Hand & Foot 1-4pm Poker 6-10pm Photography Club 7-9pm	Coffee Talk 9-12pm Mexican Train 9:30-11:30am	

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Tatum Ranch Community Association is a not-for-profit organization. It does not endorse any of the advertised services or products.

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Eric Jackson
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