

*Tatum Ranch*



**APR**  
**2024**

Tatum Ranch Community Association

# Tatum *Talk*

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





# Community

## MANAGER'S MESSAGE

Dear Tatum Ranch Homeowners,  
Spring greetings to you all! As we navigate this season of renewal, I'm excited to share key updates and opportunities within our community.

Firstly, our commitment to transparency and effective planning has led the finance committee to conduct a thorough examination of our reserve study. Several questions have arisen, prompting us to embark on a comprehensive review to better navigate the course of our assets and anticipate future maintenance requirements and associated costs. While Tatum Ranch has always maintained a strong reserve, this year's deep dive will address overlooked or underfunded items, providing us with a clearer picture for more effective budgeting in the future.

In response to community feedback, we are working to revitalize our block watch program. Expect regular meetings and neighborhood patrols to enhance safety and foster stronger community connections. To attend or actively get involved,

reach out to the office for more information.

Don't miss out on the vibrant community spirit! We have planned three great events that cater to the diverse interests of our community. From the blossoming spirit of spring, to the warmth of summer and the festive cheer of winter, there's something for everyone. These events are designed to bring us together, fostering a sense of unity and joy among our neighbors. We anticipate these events will draw hundreds from our community, creating wonderful opportunities to connect, share laughter, and build lasting memories.

I encourage you to visit our newly redesigned website <https://tatumranch.org> to keep up to date with all our future events, clubs, activities and announcements.

Wishing you a wonderful spring season!

Warm regards,  
David Roland  
Community Manager

## DO YOU WANT YOUR STREET TO LOOK LIKE THIS?



## OR LIKE THIS.



HOUSE BILL 2298 takes away the right to control parking on our streets.

We will be holding a Town Hall meeting in May (to be announced) to get our member's views on this. We have only until June 30, 2025 to decide, or we will automatically lose control of parking on our streets.

Start talking about this IMPORTANT decision that will affect the value of your home. Communities with controlled streets are more valuable.

# Tatum Ranch Events

April 6	Breakfast Scramble	9 am – 10:15 am
April 12	Realtor Appreciation Reception	5:30 pm – 7:30 pm
April 19	Sippin' Social	5 pm – 7 pm
May 4	Breakfast Scramble	9 am – 10:15 am
May 17	Sippin' Social	5 pm – 7 pm
June 1	Breakfast Scramble	9 am – 10:15 am
June 21	Sippin' Social	5 pm – 7 pm

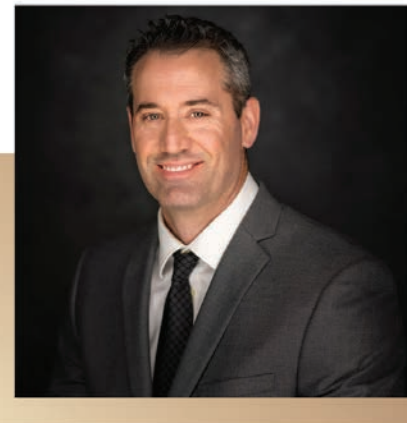


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# Tatum Ranch

# Social Groups

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

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# President's MESSAGE



Tatum Ranch is being destroyed by our children and adults. These individuals are using TRCA common area property, the washes and retention basins within the Association, as their playground. This creates a nuisance to those who suffer the noise and loss of privacy, creates an unsightly environment, increases maintenance expenses and drives out wildlife that make Tatum Ranch a unique HOA environment.

What started as occasional bicycle use through our washes and basins has turned into wide and well-worn paths now used also by electric bicycles (eBikes) and motorcycles. In many instances, this unauthorized use is in very close proximity to homes with view fence or the basins.

The damage extends beyond the well-worn paths that will take our fragile desert environment many years from which to recover. Those showing disregard for private property and well-being of their neighbors are digging large holes and using the soil from them to build ramps from which to jump their cycles. Our landscaping company has removed the ramps and refilled the holes only to have their work soon undone and the activity resumed.

All of us have a responsibility to abide by the rules and regulations of the Association. Guideline 44 of Guidelines for Community Living states in part "All vehicles, motorized or not, including ATVs, motorcycles, bicycles,

go-carts, go-peds and similar vehicles are prohibited from entering onto any association property, including, but not limited to, Common areas, washes, equestrian trails and hiking trails." Violations could result in fines, judgement for damages or other legal action.

In instances where those who are abusing our common areas are not owners or the children of owners, the responsibility for compliance rests with the property owner. Article IV, Section 2, (ff) Leases, of the CC&Rs states in part "The Owner shall remain liable for compliance with the Declaration, Articles, Bylaws, Tatum Ranch Rules and Regulations and Design Guidelines and shall be responsible for any violations thereof by his tenant or his tenant's family and guests."

Further, those guilty of trespass are in violation of Arizona Revised Statute 13-1502: Criminal trespass in the third degree, which is a class 3 misdemeanor.

Please help us preserve what makes Tatum Ranch unique. Encourage your children, neighbors and Tatum Ranch friends to be a good neighbors, respectful of others and their property and refrain from riding their bikes, eBikes and motorcycles on Tatum Ranch property.

Rick Nowell  
President, TRCA



# Treasurer's REPORT

Hello Members,

As we welcome a new year at Tatum Ranch, we have a number of changes to the Ranch's advisory groups. First, my name is Chuck Arndt and for 2024 I am the Treasurer of the Association and the Board. The Finance Committee, which meets every Tuesday in the Tatum Ranch office, is composed of Robert Snyder, Chairman, Jeff Boysen, Howard Seiter, Cheryl Stoner and David Roland (Community Manager). We have formed a new Planning Committee to support the Community Manager and the Finance Committee by prioritizing our capital improvements. This committee is led by Jim Helmick, and joined by Ken Mostoller and David Niggel. You are welcome to join and/or participate in any of the meetings.

For January 2024, we are off to a good financial start. The balance sheet remains strong with cash and investments exceeding \$2.3 million, total reserves of almost \$1.36 million and members' equity of over \$2.3 million for January. Revenue exceeds expenses with revenues at plan and expenses below plan. For the next Tatum Talk, I will review the first quarter financials in more detail. During this year we will be facing some strong headwinds for completing much of the needed upgrades to keep the Ranch at a level we believe will increase the value of the Ranch properties.

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





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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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*Your Tatum Ranch  
neighbor for 20 years!*

**With rates coming down and costs  
going up you might have questions.**

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