

Valley Ranch N • E • W • S

Valley Ranch Associations • 9901 E. Valley Ranch Pkwy • Ste 2040 • Irving, TX 75063 • 972/869-1430 • www.valleyranch.org

Calendar of Events

October

- 5 Public Safety Committee Meeting, 6:30 P.M.
- 11 Community Relations Committee Meeting, 6:30 P.M.
- 12 **Town Hall Meeting**, 7:00 P.M. (at MacArthur Baptist Church)
- 14 Architectural Review Committee Meeting, 8:00 A.M.
- 15 Book Club, 6:30 P.M.*
- 16 Wine Tasting Club, 7:00 P.M.*
- 19 Commercial Board Meeting, 4:15 P.M.
Master Board Meeting, 4:30 P.M.
Residential Board Meeting, 5:30 P.M.
- 23 **Pumpkin Dash & Fall Festival** (Cimarron Park)
- 28 Architectural Review Committee Meeting, 8:00 A.M.
Networking Club, 6:00 P.M.*

Committees meet at the Valley Ranch Office,
9901 E. Valley Ranch Parkway, Suite 2040

*Please call Julie Hawkins at 972-869-1430 for location and information.

Tour de Ranch Promo' Winners Announced



Chris Wallace of the Valley Ranch Residential Association Board presents Leah Verhovshek and Denise Hall prize checks. From left to right, Wallace, Susan Lowry, Manager Camden Cimarron, Verhovshek, Hall, and Cynthia Williams, Manager MacArthur Ridge.

Leah Verhovshek and Denise Hall, new residents of Camden Cimarron and MacArthur Ridge Apartments, each claimed their \$1,000 prizes on September 9th. Because they responded to the Tour De Ranch Post cards and leased their new apartments in The Ranch the same weekend as the Tour De Ranch promotion, they won the prize money. Leah decided that she was going to spend her prize money on "whatever she wanted" this weekend and on new decorations for her new Valley Ranch home. Denise, when asked why she decided to move to Valley Ranch, told us that it was because of the beauty of the Valley Ranch Community.

Welcome Home!

NOTICE

Valley Ranch Town Hall Meeting
October 12th, 7:00 P.M.
MacArthur Baptist Church

Management Report



by Donna Cuberos, CPM,
Community Manager

Financial

Year-to-date, total operating expenses are under budget by approximately \$84,000. Total income year-to-date is over budget approximately \$101,000. In August, Total Operating Cash was \$1,062,183 and Total Reserve Cash was \$2,138,583.

Administrative

A biweekly update of *What's Going on in Valley Ranch* continues to be sent by broadcast email to inform residents about chances for community involvement, Valley Ranch events and announcements.

The meetings of the Wine, Book, and Business Networking Clubs were held and memberships continue to grow.

The Lexington Apartments hosted a multifamily breakfast on September 14th for the apartment communities and their property management companies' representatives.

Valley Ranch Polo Day at the Las Colinas Polo Club is scheduled for September 26th.

Preparations for the 2004 Pumpkin Dash & Fall Festival are progressing. A special effort is being made to publicize and promote the Chili Cook-Off and the Pet Photo Contest. Additionally, press releases were sent to television and radio media to ensure that the event is being publicized throughout the Dallas/Fort Worth Metroplex.

The Valley Ranch Associations sponsored a breakfast at Corner Bakery on August 28th for the sub-associations in Valley Ranch. Five different sub-associations were represented. The meeting was very productive. Meetings with the sub-associations will be held on a quarterly basis.

Glena Rogers, Chris Wallace and Donna Cuberos met to discuss the charter of the Oncor Task Force. The first meeting of the task force was September 15th. The IFCD, CC&R's, and Get Out The Vote task forces held meetings in August and September.

Remodeling of the new office space has progressed well. A delivery problem with the carpet delayed the project somewhat. New furniture began to arrive September 13th.

Please see the chart at right for complete administrative statistics.

Physical

The Maxicom upgrade project is now on schedule to be completed by the end of September. All the wire has been pulled and there are 10 flow meters left to install. The final step is to hook everything up to our controllers.

Again, the installation of the new medians on Valley Ranch Parkway East was delayed. We need an electrical design from Oncor before we can install the wire for the new controller. Once we receive that plan, we should be able to complete the project in two weeks.

Work began in September on brick-wall repairs in areas of Beacon Hill, Glen Cove, and Rancho Vista. Work Walls in the area on the south side of Ranch Trail between Saddlehorn and Valley Ranch Parkway East are also being repaired. If the weather cooperates, the work should be

done by October.

The original hydro mulch on the Lakeside Village slope did not fill in properly. Maintain Services has reseeded the bare areas and they have assured us that they will do whatever is necessary to get a good stand of grass. The IFCD has not yet reimbursed the Association for the project.

Bids were received for filling cracks in 6400 lineal feet of asphalt walkways to prevent water penetration.

The on-site maintenance staff continued with repairs to retaining walls throughout Valley Ranch. They also making minor repairs to the brick soldier course at the base of many of the brick walls.

Canal lighting and electrical repairs were completed throughout The Ranch canals. These repairs are completed on an ongoing basis.

Architectural Review

Building signage was approved for the following businesses: Babes 'N Boy Land (in Valley Ranch Centre), Cold Stone (in Valley Ranch Plaza II), Hunan Dynasty (in MacArthur Ranch), Las Colinas Hair and Nail Spa (in MacArthur Ranch).

Monument signage was approved for the MacArthur Ranch Retail Center (Northeast quadrant of MacArthur and Ranchview). Canopy, pump, and monument signage was approved for Diamond Shamrock in MacArthur Plaza. A complete signage package was approved for the Valley Ranch Office Condominiums at the corner of Ranch Trail and MacArthur. New identification plaques on the two existing brick columns were approved for American Association for Respiratory.

The Committee reviewed 66 plans—8 from builders, 46 from homeowners, 11 from commercial establishments, 1 from a subassociation.

Homeowner submittals were primarily for paint, pools, patio covers and arbors, painting, roof replacement, fence replacement and satellite dishes.

Legal

Currently, there are no active lawsuits.

Valley Ranch Management Statistics for August

Sales Activities	
New Home Sales	15
Resales	11
Lots	0
Estoppels	73
Resale Certificates	61
Deed Restriction Enforcement Activities	
Certificate of Compliance	43
Certificate of Noncompliance	17
Comments	402
Fences	78
Landscape related	253
Miscellaneous	135
Mailbox Repair	190
Paint	141
Roof	2
Signs	18
TOTAL	1279

Julie Hawkins Joins Valley Ranch Management Team

Effective September 20, Julie Hawkins became the Assistant Community Manager for the Valley Ranch Associations, replacing Lea Fisher. Hawkins has been the Activities Director at Highland Shores, another CCMC-managed community, for more than two years. Before joining the CCMC team, Hawkins was a business owner assisting in a variety of events and grand opening activities for area businesses for the Greater Irving-Las Colinas Chamber of Commerce. Hawkins began her career as the Marketing Director for The Dallas Market Center. During her eight years there, she was involved with event planning, awards programs, and production of wholesale markets. With her active career, she has managed to raise four children, serve as team mom for her daughter's high school volleyball team and do a little interior decorating from time to time. Hawkins lives in Highland Village with her husband, Russell, and two of their four children.

As Assistant Community Manager for the Valley Ranch Associations, Hawkins will continue with the Associations' recent efforts to improve communications and to encourage community activities and involvement. Her many talents will certainly be an asset to the Valley Ranch Associations.

Welcome, Julie.

Ranch Task Forces Are Active

In an effort to improve different aspects of Valley Ranch and work with the City of Irving on issues that are important to the community, the Valley Ranch Associations now have task forces that are made up of Valley Ranch volunteers who have a sincere interest in the wellbeing of Valley Ranch. One group is focused on working with the City of Irving to affect improvements to the existing 12-acre park located at the corner of Ranchview Drive and Ranch Trail. Another is working on establishing a cooperative relationship with the Irving Flood Control District. The Oncor Easement task force will work with Oncor and the City of Irving to develop a beautification plan for the easement that extends from Ranchview Drive to the I635 service road. Other task forces include "Get Out the Vote", promoting voter registration and turn-out, and a task force to keep on top of the new City of Irving library to be built in Valley Ranch and a swimming pool planned for Cimarron Park. The "Get Out the Vote", Irving Flood Control, and CC & R task forces have already had their first official meetings and other meetings are soon to follow. If you would like to learn more about these task forces and would like to be informed about what changes are occurring in your community, please feel free to call the Valley Ranch Associations' office at 972-869-1430.

Valley Ranch Clubs

For the latest club news, please check www.ValleyRanch.org and also subscribe to the biweekly emailed update *What's Going on in Valley Ranch*.

NOTICE: Valley Ranch TOWN HALL Meeting October 12th, 7:00 P.M. — MacArthur Baptist Church