

Fall

Valley Ranch News

2014

SEMI-ANNUAL PUBLICATION OFF THE
VALLEY RANCH HOMEOWNERS' ASSOCIATION, INC.



Valley Ranch

The Valley Ranch (closed group) Facebook account is open to all HOA members.

To request membership in the group, search "Valley Ranch" on Facebook. Enter your email address in an "Invite by email" link. The administrator will confirm HOA membership prior to accepting requests.

2014 HOA

Board of Directors
Gary Freytag, President
Jim Howe, Secretary
Deon Stanfield, Director

**Direct Newsletter
Comments & Suggestions
to**
mgmt@hoaValleyRanch.com

Welcome to the first edition of *Valley Ranch News*. The Association manager and board of directors primary objective in publishing a periodic newsletter is to increase HOA members awareness of issues that affect our community. We hope you like the format. Simply click on headings below and link to the article of your choice. At the bottom of each page is a quick link return to this page.

HAPPENINGS in Valley Ranch... News of current events and happenings of interest to residents..... Page 2

WEBSITE – A sampling of the huge amount of information valuable to HOA members, that is readily available on our website..... Page 3

RESTRICTIVE COVENANTS Property Use and some important Property Owner requirements are reviewed..... Page 4

Your Contact Information

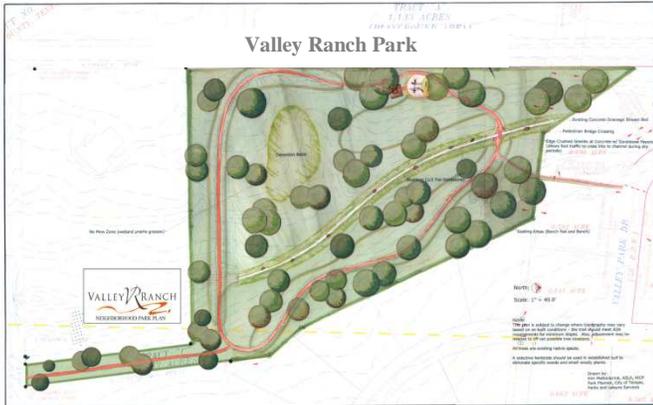
When emergencies such as a broken water pipe, fire, or break-in occur, it is vital that the HOA have your contact information.

If you have not submitted an *HOA Resident Registration* form, or if any of your basic information has changed, please logon to www.hoaValleyRanch.com and on the "Documents" page, download the *Resident Registration* form, fill it out, and email, fax, or mail it to the HOA Manager.

ANNUAL MEMBERSHIP MEETING
TUESDAY, FEBRUARY 17, 2015

Manager – Belfair Development, Inc.
7353 West Adams Avenue
Temple, Texas 76502
254/300-1939 office • 254/771-2299 fax
mgmt@hoaValleyRanch.com

VALLEY RANCH HAPPENINGS



VALLEY RANCH PARK

City of Temple improvements have, at long last, been budgeted. The trail and other park improvements are scheduled to go out for bid in November with construction likely commencing in January.

Belfair Development, Inc. is committed to construct the park playground during development of Valley Ranch, Phase III (West side of Dubose Rd.). Presently in the City approval process, it is anticipated Phase III and playground construction will complete next summer.

STREETLIGHTS – Out or Damaged

Report streetlight problems to Oncor; it's easy, just go to the HOA website and on the "HOA Members" page, click on the "Streetlight Out" button to link to the Oncor website. To locate a specific streetlight, click on the blue search box (top left), enter your address and when the map opens it will depict all area street lights and all you have to do is click on a specific streetlight, "choose the problem" from the drop-down, and add comments, if you wish.

Revised Dues Policy

Effective with 2015 membership dues, payment must be made in January for the full annual dues amount... however; dues may be paid quarterly or semi-annually so long as payment is made through an automatic bank pay plan.

The purpose of this policy change is to contain management costs, and ultimately the dues rate, by reducing accounting, billing, dues payment handling, and collection efforts.

Members wishing to pay quarterly or semi-annually may download information and forms from the HOA website www.hoaValleyRanch.com. Go to the "HOA Members" page, click on the "Pay Dues" button, then on the "Automatic Bank Pay" button.

Download and fill out the forms, follow instructions, and deliver or mail to the address on the Instructions Page.

CONSTRUCTION AREAS

Construction activity is on the upswing, bringing with it, expected construction site hazards. With many "opportunities" for injury, residents are asked to avoid construction areas, at all times, and to counsel with children about the dangers.

While construction represents progress, it can at times be unpleasant. Contractors have been asked to drive slowly and cautiously, however if speeding or careless driving is observed, please quickly report specifics to the manager.

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Pass the Word... "Valley Ranch is the Best Place to Live in Temple!"

Home HOA Members Architectural Review

Members Page

Pay Dues Member Account Inquiry

Why HOA?

Email HOA - Phone 254/777-1939

Automatic Dues Pay Plan
[\[Click Here\]](#)
 to set up
 Automatic payment of HOA dues
 (It is easy and helps keep dues low)

Excerpt from "Members Page" on our website

The Valley Ranch website provides HOA Members and the public a wealth of information about our community.

The "HOA Members" page, is restricted for member access only (password: "membersonly") and includes virtually everything you would want to know about Association affairs.

Member Notices and Announcements are posted regularly through links from "News & Current Events" box on the "Home" page.

VALLEY RANCH WEBSITE – www.hoaValleyRanch.com

Our website was developed to provide HOA members and the public a wealth of information about our community. The "HOA Members" page is password restricted for members only and includes virtually everything you might possibly need to know about Association affairs while providing unprecedented transparency.

ANNOUNCEMENTS & REMINDERS

Official Association announcements are linked from the "News & Current Events" box on the "Home" page. Reminders and useful information are often posted here to notify members of Association meetings, HOA news, and community covenants issues.

DUES & MEMBERS ACCOUNT

From the "HOA Members" page, you can link to the "HOA Dues" page to set up automatic dues payment. You can also click on "Member Account Inquiry" and email the managers bookkeeper with questions about your HOA account.

MINUTES & FINANCIALS

Minutes of official Association meetings, Financial Reports, and Budgets may be accessed by clicking on the "Minutes & Financials" button from the "HOA Members" page.

FORMS

Association forms may be downloaded including "Resident Registration" (existing members use this form to submit information changes), and "Plans Review Application" (for new construction, additions, and remodeling).

GOVERNING DOCUMENTS

The official documents that govern operation of the Association are posted accessed through links on the "Documents" page; they include the Policy Manual, Declaration of Covenants and Restrictive Covenants, and Bylaws.

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CHECK OUR WEBSITE OFTEN
 DATE LAST REVISED IS SHOWN AT THE BOTTOM OF EACH PAGE

www.hoaValleyRanch.com



Download Covenants for Your Home / Lot

1. Log on to www.hoaValleyRanch.com
2. Click on "Documents" Page
3. Open Phase Map (under Plats & covenants)
4. Locate your Phase of Valley Ranch
5. Open Covenants for your Phase
6. Save to your Desktop

VALLEY RANCH RESTRICTIVE COVENANTS

Restrictive (Protective) Covenants that govern property improvements design, land use, and activities were established by the developer as part of the vision for the community and a way to enhance long-term property values. As a condition of property ownership in Valley Ranch, homeowners agreed to abide by the covenants. Covenants may be downloaded from the "Documents" page of the website at www.hoaValleyRanch.com. First, using the "Phase Map", determine the subdivision phase in which you live.

GARBAGE CANS & RECYCLING

Garbage cans must be stored away from street view except on "collection day". The city recycling program is good for Temple but the unintended consequence of garbage cans stored in front of homes is not pretty! Reminder... store cans in the garage, behind the yard fence, or erect a screen (fence or live) on the side of your garage.

PETS

Animals in Valley Ranch are restricted as to type and number, and breeding of animals, for commercial purposes, is not permitted. Residents are responsible to clean up after their pet (cats too) when in a common area or on private property. Pets are only permitted in common areas when on a leash. For your convenience, a pet waste station will be installed in the park.

NEW CONSTRUCTION & REMODELING

Improvements may not be erected, placed, or altered on any lot, including landscaping and fencing, until plans and specifications have been submitted to the Architectural Review Committee ("ARC"). The plans must show exterior design, height, and building materials. Plans must also include location of existing and proposed walks, driveways, fences, etc. Download Plans Review forms from the "Documents" page of the website www.hoaValleyRanch.com.

STORAGE & OUTBUILDINGS

All such structures must be of new construction, from the ground up, and must be of the type, design, and material matching the residence, and must receive ARC review prior to commencement of construction. Portable buildings, such as or similar to "Morgan Buildings" are not permitted.

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INCLUDE ADDRESS WHEN REPORTING COVENANTS NON-COMPLIANCE

RESTRICTIVE ("PROTECTIVE") COVENANTS PROTECT PROPERTY OWNERS'