

Why Valley Ranch HOA?

The Valley Ranch Property Owners' Association, Inc. was created before the first lot was sold or the first house was built in Valley Ranch. The purpose was to establish a mechanism to help ensure positive, long-term property values for owners. To do this, member dues were established to cover the cost of this service.

As is typical with most owners' associations, the Valley Ranch HOA was structured from the beginning to be managed by the developer. In this manner, the developer, Belfair Development, Inc., provides long-term stability while maintaining control of the vision.

Membership dues are used to provide a wide variety of day-to-day services for members that include the following:

- **Architectural Review**—All new homes plans, landscaping and fence plans, and home improvement plans must be reviewed prior to construction. The review includes verification of minimum subdivision architectural requirements, property line set-backs, and other requirements.
- **Covenant Enforcement**—Regular community review for non-compliance with subdivision covenants. Processing of complaints and issuance of notices for compliance. Coordination with the City on non-covenant matters.
- **Maintenance**—Entrance monuments, landscaping, irrigation, and lighting, entry gate, and postal facilities. All are quality-of-life community assets requiring constant supervision and maintenance.
- **Membership**—New member processing, registration, directory maintenance, and accounting.
- **Special Events**—Entry posting (and storage) of flags on Memorial Day, Independence Day, Veterans Day, etc., demonstrates the pride of the Valley Ranch community and honors those who serve and have served.
- **Accounting**—Maintaining Association financial records, developing budgets, processing receivables and payables, issuing checks and making deposits, reconciling bank statements, publishing financial statements, filing tax returns, issuing dues statements, past due notices, and filing liens.
- **Meetings**—Preparation for meetings of the membership and board of directors with notices, agenda's, and reports, securing meeting location and preparation, keeping and publishing minutes, and follow-up.
- **Newsletter**—Provide members with news on Association activities and events, and useful information.
- **Website**—Develop and maintain a current internet website that promotes Valley Ranch as absolutely the best place to live in Central Texas, while also providing members with a "Members Only" page where Association financials, minutes, newsletters, and Association document are readily available to all members (24/7).