

Valley Ranch

Property Owners' Association, Inc.

December 1, 2019

Dear Valley Ranch HOA Member:

As 2019 draws to a close, and on behalf of the Association Board of Directors, I would like to review HOA progress this year:

Members. The Temple Valley Ranch Property Association, Inc. now has 117 members.

Website. The www.hoaValleyRanch Association website was redesigned for easier use and is updated regularly. The Website continues to be a source of valuable information for members, realtors and prospective homeowners.

Entry Fence. The HOA fence along Dubose and Valley Ranch Drive had pickets, posts, and rot boards replaced and other repairs as needed. Once completed the fence was power washed and re-stained. Additional fence, along Dubose, adjacent to new development, was added by the developer.

Facebook. Our "Valley Ranch - Closed Facebook Group" now has 89 residents currently communicating via this social medium. The group shares community information and provides a forum for all sorts of things including where to get, how to, for sale, wanted, etc. To request membership in the group, search Facebook for "Valley Ranch". Enter your email address in an "invite by email" link. With confirmation of Valley Ranch residency, the HOA administrator will add you to the group.

Financial. 18 new members were added during the year. With growth in home sales and HOA members, our financial condition continues to improve. The year-end financial report and 2020 budget will be reviewed in detail during the annual membership meeting, **February 18, 2020.**

Landscape. A+ Lawn Care & Landscaping was recently hired to maintain the Dubose Road right-of-way and entrances.

Development. The 55-lot final phase of Valley Ranch was completed this past spring. Approximately half the lots have new homes completed or under construction.

Looking Ahead. 2020 promises to be another good year for the Association as more families make *Valley Ranch* their home. When all homes are completed and sold, the Association will have 164 members.

Your 2020 HOA member dues statement is enclosed. Membership dues are essential to the successful operation and management of our Association. Members are encouraged to pay dues through an approved auto-pay plan. Dues by installment, must be paid through an approved auto-pay plan.

To authorize or update dues AutoPay, go to the HOA website www.hoaValleyRanch.com and on the HOA Members page (password "membersonly") > Your HOA Account > Pay Dues > Authorize AutoPay. Whether paying dues annually, or by installments, payment is due January 1st so please decide before the holidays to ensure your plan is in place on time.

On a final note... please save the date February 18, 2020 to attend the annual membership meeting. All HOA members are encouraged to attend.

As always, if you have questions or comments about our association, please do not hesitate to contact our management company, through the website or at ... mgmt@hoaValleyRanch.com.

Sincerely,
Valley Ranch Property Owners' Association, Inc.


Deon Stanfield
President