



Villages of Eastridge Newsletter Fall 2015

Question or Concern?

Contact our management company
Renaissance Community Partners
480-813-6788

Mon-Thurs 9am - 5pm

Friday 9am - 3pm

Or email: kevin@rcplimited.com

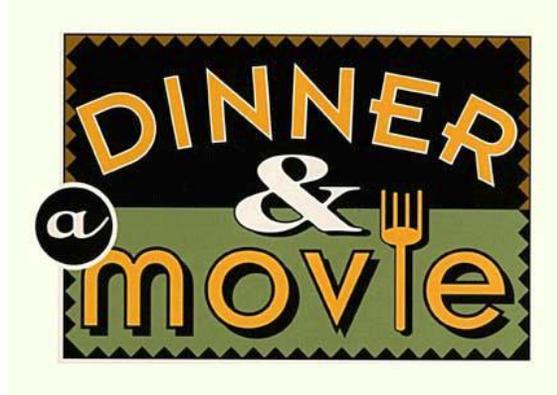
Call anytime 24/7 to report an urgent item such as flooding due to broken sprinklers.

Board Meeting

- October 14, 7pm
Renaissance Community Partners Board Room,
633 E Ray Rd Suite 122,
Gilbert

Annual Meeting & Board Meeting

- November 11, 7pm
Desert Ridge High School
10045 E Madero Ave



SATURDAY NOVEMBER 7, 5 P.M.

IN THE MAIN PARK

ENJOY FREE DINNER AND A MOVIE WITH
YOUR NEIGHBORS

BROUGHT TO YOU BY

THE VILLAGES OF EASTRIDGE

New Website: eastridgehoa.com

The Villages has a new web address: eastridgehoa.com.

The site is loaded with useful information for Villages owners including:

- Board meeting notices
- CC&Rs and Design Guidelines
- Preapproved paint colors
- Informational notices

You can also sign up to receive community notices via email, and can pay your assessment at the site. The old address, eastridge85209.com will continue to work as well for the time being.



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Cost Pressures Mount on HOA

The Villages of Eastridge:

- 938 homes
- 30 acres of turf green belts, retention basins, and parks
- 24 acres of non-turf landscaping
- Approximately 1,900 trees
- Thousands of shrubs and flowers
- 5 parks with playground equipment
- Lighted basketball court, sand volleyball court, and turf field
- Lighted picnic ramada
- 1.5 miles of paved pathways
- 7 dog stations
- 70 mailbox clusters in 19 locations
- 332,680 square feet of painted block walls
- Thousands of great people!

These amenities attracted many of us to the Villages of Eastridge, and are critical to the enjoyment of our community, quality of life, and value of our homes. Operation and maintenance of our community-owned assets is the primary reason for the community’s homeowners association (HOA).

Operation & maintenance costs continue to increase, and maintaining the quality of our community’s assets has been challenging, especially over the last couple of years. Our landscaping—green belts and other common areas—is by far the largest expense to the community, accounting for three-quarters of the \$737,000 budget.

Favorable weather and active management of water use have been crucial in keeping us within budget the last couple of years. Even so, water and electrical rates continue to rise. Water rates alone have increased 24% since 2010. The City of Mesa projects increasing water rates by 5% annually for the next few years.

In addition, maintenance costs naturally increase as the community’s assets age. Irrigation pumps, timers, and heads need to be repaired or replaced as they wear out. Tree trimming becomes more expensive as the trees mature, and plants need to be replaced over time.

The HOA Board has taken steps to control costs by overseeding only a portion of our turf areas for winter, deferring tree trimming, granite replenishment, painting, etc., and requiring our landscape contractor to actively manage water use based on the weather. However these measures alone may not be sustainable for the long term with the current budget.

The only HOA dues increase in the history of the Villages of Eastridge came about six years after creation of the community, taking effect in January of 2010. At that time dues increased from the original \$52 a month to the current \$60 a month.

The Board continues to monitor expenses and income and work to maintain the quality and value of our community’s assets.

Villages Rules for On-Street Parking

“What are the Association’s rules about on-street parking?” is a common question and a topic of some confusion.

There are HOA rules prohibiting parking vehicles with a payload capacity of more than one ton, motor homes, RVs, trailers, campers, boats and boat trailers, etc.

There are no HOA restrictions for on-street parking of regular passenger vehicles. Since the streets in our neighborhood are public, passenger vehicle parking regulation and enforcement are up to the City.