

Valley Ranch

Property Owners' Association, Inc.

December 18, 2017

Dear Valley Ranch HOA Member:

As 2017 draws to a close, and on behalf of the Association Board of Directors, I would like to review HOA progress this year:

Park. The Developer and the Valley Ranch HOA teamed up with the City of Temple to add swing sets to the Park. The City of Temple has continued to make necessary repairs and changes to the trail as needed to combat erosion from heavy rains. We will continue to work with the city to find more ways to provide additional playground and/or Park upgrades.

Website. The [www.hoaValleyRanch](http://www.hoaValleyRanch.com) Association website is updated regularly and continues to be a source of valuable information for members, realtors and prospective homeowners.

Landscape. Last spring, landscaping at Dubose Rd./FM 93 and Dubose Rd./Greenfield were refreshed with new plants and river rock mulch.

Entry Monuments. Stonework at entry monuments and columns were like new after being power washed and cleaned.

Greenfield Gate. The exit gate timer was upgraded to remain open during the same hours as the entry gate. From member feedback, this appears to have eased traffic congestion.

Facebook. Our "Valley Ranch - Closed Facebook Group" is slowly growing in number with 31 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. 14 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 2018 budget will be reviewed in detail during the annual membership meeting, February 20, 2018.

Looking Ahead. 2018 promises to be another good year for the Association as more families make *Valley Ranch* their home. Construction of the last development phase will add 55 homesites for total buildout of 164 homes.

Your 2018 annual HOA dues statement was sent December 1st. Membership dues are essential to the successful operation and management of our Association. HOA Dues policy requires that members wishing to pay dues quarterly or bi-annually, make payment through an approved auto-pay plan.

To set up an automatic payment plan (or update an existing authorization), go to the HOA website www.hoaValleyRanch.com. At top of the home screen, click "HOA Members" (login "membersonly") then click "Pay Dues" > "Automatic Bank Pay". Whether paying dues annually, quarterly, or bi-annually, payment is due January 1st so please decide before the holidays to ensure your plan is in place on time.

As always, please do not hesitate to contact me with questions or comments about our Association... mgmt@hoaValleyRanch.com.

Sincerely,

Valley Ranch Property Owners' Association, Inc.

Deon Stanfield
President