


VALLEY RANCH
Homeowners' Association, Inc.

January 25, 2019

Dear Valley Ranch HOA Member:

On behalf of the Association Board of Directors, I would like to convey our best wishes for a happy and prosperous 2019. I also wish to take this opportunity to review 2018 HOA progress:

New Manager. Probably the most significant was the change in management. Colby Property Management assumed HOA management November 1st. Owner, Glen Colby, runs a 'tight ship' and his organization is already paying off for the Association.

Website. The Association website is updated regularly (date of last update is shown at bottom right of each page) and continues to provide valuable information to HOA members, realtors and homebuyers.

New Gate Callbox. In October, the entry call box for the Evergreen section of the community failed. A new entry callbox was installed, however in January it began to experience difficulty with the power feed coming from the utility company. A solution has been identified and should be in place by the time you read this.

Fairfield Cable & Internet. Time Warner has discontinued new installations in Temple and Grande is considering a request to serve Valley Ranch, however a decision by Grande is not expected until early this year. This is not an HOA issue, so please contact Grande directly if you wish to know their progress.

Development. The developer is beginning work on the final two phases, Phases IV and V, which will add 55 Lots to the Fairfield section.

Along with this letter is your notice of the 2019 Annual Meeting. The annual homeowners' meeting will be held February 19, 2019 at 6:00 pm. The Board looks forward to seeing you at the meeting. One of the topics of discussion will be the limitations of the Board to change the Restrictions by a Board vote, as suggested from time to time on Facebook. Adding, removing, or altering Restrictions can only be done by affirmative vote of at least 67% of the total ownership in a given section or phase. By vesting this power in the hands of total ownership, we are all protected from as little as two Board members changing the rules that we all have agreed to live by when purchasing in Valley Ranch.

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

Sincerely,

Deon Stanfield, Board President
Valley Ranch Property Owners' Association, Inc.