

# Valley Ranch

## Property Owners' Association, Inc.

December 1, 2015

Dear Valley Ranch HOA Member:

As 2015 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 installed the playground facility and the City of Temple installed the trail, bridges, and benches. Congratulations to all! We have a beautiful park that will provide enjoyment to all residents. Please take the time to appreciate the new park area.

Website. Our website [www.hoaValleyRanch.com](http://www.hoaValleyRanch.com) is updated regularly and continues to provide valuable information to members, realtors and prospective homeowners.

Valley Ranch Facebook "closed group" is steadily growing in number. The group shares community information and provides members a forum for all sorts of things including where to get, how to, for sale, wanted, etc. To request membership in the group, search "Valley Ranch" on Facebook. Enter your email address in an "invite by email" link. The administrator will confirm HOA membership prior to accepting requests.

2016 promises to be another big year for the Association as more families make *Valley Ranch* their home. Phase III (West side of Dubose Rd.) development has been delayed by much needed rain throughout the year. Wet soil conditions has increased development contractors work backlog further delaying delivery of lots. Completion is anticipated for early 2016 and will add an additional 39 lots.

Along with this letter is your annual HOA dues statement. 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, must pay using an approved auto-pay plan. Should you wish to set one up (or update an existing authorization), an information sheet is enclosed to assist you. Whether you pay dues annually, quarterly, or bi-annually, payment is due January 1<sup>st</sup> so please make arrangements 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](mailto:mgmt@hoaValleyRanch.com).

Sincerely,

Valley Ranch Property Owners' Association, Inc.



Gary N. Freytag  
President