



*The Mission of the Community Council is to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident. The Council's work includes visioning and facilitating initiatives that enhance residents' quality of life, serve collective interests and promote the DC Ranch brand. These benefits make DC Ranch a very special place to live.*

## DC Ranch Community Council Board of Directors BOARD MEETING

May 25, 2023 | 5:30 p.m.

Hybrid Meeting; Attendance welcome at The Homestead Community Center or via [Zoom](#)

(All Council Board and Staff will be in person at The Homestead.)

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### AGENDA

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- |       |  |                           |
|-------|--|---------------------------|
| I.    | Call to Order  | Ethan Knowlden            |
| II.   | Establish Quorum   | Ethan Knowlden            |
| III.  | Approval of Board Meeting Minutes                              | Ethan Knowlden            |
|       | a. March 23, 2023  |                           |
|       | b. April 5, 2023   |                           |
|       | c. April 11, 2023  |                           |
| IV.   | President's Report   | Ethan Knowlden            |
|       | a. Consider Board Appointments to the Sustainability Committee |                           |
| V.    | Consider Acceptance of 2022 Audit                              | Dee Nortman   Paul Butler |
| VI.   | Staff Reports  |                           |
|       | a. Staff Update  | Jenna Kohl                |
|       | b. Financial Report – Monthly Financials/Benefit Fees          | Dee Nortman               |
| VII.  | Old Business   |                           |
|       | a. Consider Community Wide Standards for Home                  | Jenna Kohl                |
| VIII. | New Business   |                           |
|       | a. Consider Appointments to the Finance Committee              | Elizabeth Kepuraitis      |
| IX.   | Adjourn Meeting  | Ethan Knowlden            |

### COMMUNITY VALUES

- |                                      |                              |   |
|--------------------------------------|------------------------------|---|
| ●Sense of Community                  | ●Diversity and Inclusiveness | ●Family                                 |
| ●Healthy Lifestyles                  | ●Lifelong Learning           | ●Environmental Stewardship              |
| ●Artistic and Cultural Opportunities |                              | ●Relationship with the Larger Community |



# DC Ranch Community Council

**To:** DC Ranch Community Council Board of Directors

**From:** Jenna Kohl, Executive Director

**Date:** 5/17/2023

**Subject:** *May 25 Agenda Items Overview*

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Here is a synopsis of the agenda items under consideration at the May 25 Board meeting of the DC Ranch Community Council:

Action Item: Sustainability Committee – Board Appointments

Please see the attached Sustainability Committee charter for details. Resident appointments will take place in June.

*Recommendation:* Appoint up to two board liaisons from the Council Board to serve on the Sustainability Committee for terms of June 1, 2023 to June 30, 2024.

Action Item: Consider Acceptance of 2022 Audit

Paul Hansen of Butler Hansen will give an overview of the 2022 Audit at the board meeting; a preliminary copy is provided to the Board in the packet. Once accepted, the audit document will be posted on DCRanch.com. The Finance Committee has reviewed the audit and supports the Board's acceptance of the document.

*Recommendation:* Accept the 2022 Community Council Audit as presented.

Action Item: Community-Wide Standards for Homes

The Ranch Association and Community Council are in the process of reviewing and updating the community-wide standards. The revisions to the standards for conduct and landscape have been reviewed and approved by both boards; the revisions to the standards for homes are presented to the Council Board for reconsideration.

The Board initially considered the changes at the March Board meeting, and had two requests for Ranch Association before approval, as follows:

- Introduction. Move the sentence in paragraph 3 ("A property is out of compliance with the standards, when discrepancies...") to the third sentence in paragraph 2 on the same page. **This change has been made.**
- For the new sections, DCRH-25 and DCRH-27, the Board would like the language requiring prior approval to be stricken. **Ranch Association Executive Director Brethower advised that these provisions are currently in practice, and they would prefer to keep the language as proposed.**

Once approved, the updated version of the standards for homes will be recorded, posted online, and added to the transfers and disclosures information for new property owners.

*Recommendation:* Approve the revisions to the community-wide standards for homes as amended.

Action Item: Consider Appointments to the Finance Committee

*Recommendation:* Approve the slate of candidates as recommended for terms of July 1, 2023 to June 30, 2025.

*Please contact Executive Director Kohl with questions regarding any board agenda items.*

## DC Ranch Sustainability Committee

The Sustainability Committee is established as a joint committee of the Community Council, Ranch Association, and Covenant Commission that serves in an advisory capacity to provide guidance and counsel on sustainability initiatives and environmental practices for the organizations and the DC Ranch community-at-large in accordance with governing documents.

DCR2020 Strategic Initiative 6 sets forth the goal to position DC Ranch as environmentally sustainable for the future. The initiative recognizes that DC Ranch is situated adjacent to the beautiful McDowell Sonoran Preserve. Residents today and homebuyers in the future see environmental sustainability as an important value and responsibility. DC Ranch identifies its community and brand with environmental sustainability – demands placed on the environment are met without reducing its capacity to allow all people to live well, now and in the future.

Environmental issues and pressures are relevant and timely. Water restrictions are underway due to drought and decline of the Colorado River; the City of Scottsdale changed their code to prevent mandates for overseeding; and Firewise is being implemented in DC Ranch as a necessary fire prevention measure.

To that end, the Sustainability Committee is hereby established as follows:

- A. Areas of Engagement: The Sustainability Committee will work with the Executive Directors or their designees to provide advice to the Boards and the residents and businesses of DC Ranch in the areas listed below:
  - a. Routinely review, update and monitor adherence to the DC Ranch Community Standards that were designed to aid in the protection of the natural desert and surrounding landscape settings.
  - b. Evaluate and recommend use of alternative energy sources and best practices
    - i. Pursue an audit and summary of the energy usage in DC Ranch Common areas and at DC Ranch owned facilities to seek more energy efficient products.
    - ii. Publish information on approved energy conservation methods and resources on the DC Ranch website.
  - c. Recommend water conservation practices and programs for the organization and community.
  - d. Foster partnership with the McDowell Sonoran Conservancy on joint programs for preservation of the natural desert environment.
  - e. Communication to the community on environmentally practices and opportunities.
  - f. Compliance with local, state or federal requirements and best practices relating to sustainability.
  - g. Consider, research, and evaluate new environmentally sustainable practices for the community.
- B. Chair: The Executive Directors for the Ranch Association and Community Council and/or their designees will jointly Chair the Committee.
- C. Membership: The Committee will include up to ten members, not including Executive Directors, and may include the following:
  - a. Up to two board liaisons from Council Board, up to two liaisons from Ranch Association Board, and one liaison from Covenant Commission Board (who cannot also be on Council Board)
  - b. Up to two staff representatives from Council, up to two from Ranch Association, and one from the Covenant Commission
  - c. Up to four residents selected at large from the community
  - d. The executive directors may also invite experts to participate in the committee's work in

alignment with the objectives and goals of the committee.

- D. Selection: Board liaisons will be selected by the individual Boards of Directors. Staff representatives will be designated by the Executive Directors. Members at-large will be recommended by the Executive Directors with approval by the Governance Committee.
- E. Terms: Members will serve one-year terms with no term limits.
- F. Meetings: The Sustainability Committee will meet quarterly, with special meetings as needed. Meetings are not open unless otherwise indicated.
- G. Reporting: The Committee will report out to the Boards at least once per year to report on goals established for the following calendar year and achievements.
- H. Budget: No budget is established for this Committee; however, the Committee may make recommendations for projects and initiatives to the Boards for incorporation into annual budgets.



## Staff Report | May 2023

### Finance and Administration

- *Annual Audit for FY 2022.* Council engaged the firm of Butler Hansen for 2022 audit and tax services. A senior auditor was assigned to the Council audit and performed very detailed and in-depth field work, transaction and internal control testing, and fraud interviews. The Council Finance Committee, including the Board Treasurer, met to review the report with the auditors. Butler Hansen will present the 2022 audited financials and related footnotes with an unqualified (“clean”) audit opinion at the May 25 Board meeting.
- *Finance Committee.* One member of the Council Finance Committee recently moved out of the community and another member term is up for re-appointment. Recommendation for appointment(s) will be presented at the Board meeting, with staggered committee terms to begin July 1.
- *Desert Camp Site Improvement Project.* The latest information on the project was distributed in a community-wide email and posted to DCRanch.com. The city has provided preliminary feedback on the new design and signs indicate that an expansion joint will not be needed. Once this is confirmed, then the subcontractors will update the plans in preparation for submittal to the city. Project cost estimates are being updated.
- *Resident Group.* At the April Resident Group meeting, several new members were welcomed, and Chris Irish provided an update on development impacting DC Ranch.
- *Sustainability Committee.* Interviews for candidates not previously involved with initiatives were interviewed and appointments will be discussed at the next Governance Committee meeting.
- *Board Orientation.* New board members were introduced at the April 19 joint board orientation. Brent Herrington of DMB provided opening remarks on DC Ranch’s governance structure.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in:
  - March: Jules Everson – 4 years.
  - April: Mike Fenzel – 2 years, Garret Breen – 2 years, Lynette Whitener – 14 years.

### Events and Programs

- *DC Ranch Women’s Club.* In March, 37 residents enjoyed a beautiful evening on the Desert Camp North Patio for the Women’s Club Spring Social. During the social, the ladies enjoyed light bites and beverages while playing a fun game of “Get to Know You” bingo to socialize and learn fun facts about new and current neighbors and friends. In April, nine DC Ranch ladies hit the trails for a 4-mile guided hike on the Gateway Loop Trail.
- *Social Hour.* Social Hour continues to be a popular program and consistently has a waitlist. Attendees enjoy music, light bites, and beverages with new and established residents. March hosted 48 residents with 34 on the waitlist and April hosted 48 residents with 17 on the waitlist. This month, DC Ranch will provide nametags and ice breakers to encourage more mingling among residents.

- *The Homestead Playhouse Spring Production: Frozen Jr.* 34 residents and Scottsdale neighbors that were selected in January to portray roles in Disney's Frozen Jr. performed at The Homestead Community Center May 4-7. The entire run was sold out, and the young actors performed for 640 audience members' total. In addition, 26 volunteers helped backstage and in the lobby.
- *Neighborhood Park Parties.* Spring kicked off park party season with parties in Desert Parks and Desert Camp Villages (March) and in Country Club and Silverleaf Villages (April). The Desert Parks Park party was family-focused, and 125 residents of all ages enjoyed games, pizza, and refreshments. Desert Camp, Country Club, and Silverleaf park parties drew an average of 55 residents for each adult-focused social hour. Neighbors enjoyed live acoustic music, lite bites, and refreshments.
- *Starlight Concert Series.* A complimentary concert is hosted three times a year at Market Street Park. The concerts are open to residents as well as Market Street patrons. On average Starlight Concerts attract 200 attendees per event. DC Ranch provides entertainment from well-known local and national bands such as Nowhere Men (March), Ashley Red (April), and Rock Lobster (May). This year the second annual Sunlight Concert was held at Desert Camp (March). The event provided an intimate afternoon for DC Ranch families as they enjoyed rock n roll swag and sang and danced to NineBall. Residents were given 25<sup>th</sup> anniversary logoed picnic blankets.
- *Eggstravaganza: Candy Land.* Residents celebrated spring with their families and neighbors at Desert Camp Community Center with a festive candy-themed bash. 650 residents enjoyed a buffet style brunch with a side of candy while festivities like egg hunts, photo booths, ball pits, and candy bracelet making stations filled the community center. Successful easter egg hunters took home an EGGStraordinarily fun treat box for their hard work.
- *Speaker Series.* Over 85 residents joined resident speaker and expert art adviser Kat Thatcher at The Homestead Community Center as she discussed the factors that go into consideration when appraising fine and decorative arts. Residents learned about how the history and condition of items are only part of how an item gets its value.

### **Community Engagement**

- *DC Ranch Gives.* More than 130 cars drove into The Homestead parking lot to shred 6,000 pounds of paper and donate \$3,600 for Family Promise at the annual Shred Day in April. This surpassed last year's donation of \$1,890 for Foothills Animal Rescue. DC Ranch partnered with the Matheson Real Estate Team who provided a complimentary coffee truck for participants, volunteers, and the shred trucks. In addition, volunteers and staff from Family Promise were in attendance to collect donations and provide information to residents. The Gives Newsletter was emailed to 133 residents in April. The newsletter featured upcoming opportunities to volunteer, recap of past volunteer opportunities, and a resident volunteer spotlight.
- *New Resident Welcome.* Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags. The spring themed bags include new resident welcome information, City of Scottsdale collateral, coffee mug, DCR Blend ground coffee, and a custom DC Ranch scented candle. The 5-part New Resident Email series was refreshed with updated content and pictures and increased sending from one email per week to one email every three days.
- *'Round the Ranch Sunset Tour.* Twenty-four residents enjoyed learning more about the community and getting an exclusive look behind the gates in all four villages at the Sunset

Tour in March. This tour began at Fleming's Steakhouse with complimentary refreshments, stopped at The Village Health Club for a brief tour and concluded in Upper Canyon with a sunset toast and a tote bag filled with goodies from local merchants to take home.

- *DC Ranch Ambassadors.* Ambassadors are utilized a few times each month to help promote activities and happenings within DC Ranch. Ambassadors have recently helped by encouraging residents to attend and promote the Home & Landscape Expo, Dog Park Meeting, DC Ranch Gives Shred Day, and Gives Group Service Project with Habitat for Humanity ReStore.
- *Volunteer Appreciation Celebration.* Fifty-five residents and community partners celebrated the nominees and recipients at this annual event. Attendees heard remarks from keynote speaker, Joanna McCarthy from The Joy Bus Diner and enjoyed dinner from the kitchen of The Joy Bus Diner. After the ceremony attendees stayed for the optional giving back project with The Joy Bus to decorate almost one hundred meal bags for cancer patients.
- *Volunteer of the Year.* Selected by staff and previous Volunteer of the Year recipients, 2023 Volunteer of the Year recipients are Jill Hegardt – Leadership, Dinesh Kakwani – Good Neighbor, Jeannie Leckie – Philanthropy, Lauren Lipsky – Youth, Joan Fudala – Community Partner. Special recognition was given to Trevor Barger with the Trailblazer Award. Recipients will be featured in a community-wide email in May and in the June/July issue of *Ranch News*.
- *DC Ranch Leadership Academy.* Graduates and their guests were invited to mingle and catch up with classmates, share how they have become involved, and learn what is new for Class IV at the first Resident Leadership Alumni Social in April on the Desert Camp North Patio. Alumni enjoyed appetizers, beverages, and live acoustic music.
- *Off the Ranch.* Twenty-eight residents attended a French cuisine cooking class at Classic Cooking Academy in April. Neighbors cooked together classic tastes from Paris. *À votre santé!*
- *Strategic Plan Initiative, DCR2025.* In addition to seven resident sessions, three other groups including stakeholders, the DC Ranch internal team and a joint session with the Ranch Association and Community Council Boards took place in April. Next steps include reviewing all the input received and formulating a plan to update the Strategic Initiatives.

## Communications

- *Annual Report.* Production of the annual report was completed. The publication is a joint effort between the Community Council, Ranch Association and Covenant Commission. It was presented at the March Community Council Board of Directors meeting and April Ranch Association Board of Directors annual meeting. It was also made available on DCRanch.com and the link was emailed directly to residents to view.
- *Frozen JR. Playbill.* The Communications Team produced and printed a 12-page playbill for The Homestead Playhouse performances of *Frozen JR*. The playbill featured crew and cast bios, musical numbers, and a production note from director Lindsay Vanegas.
- *Landscape Stroll Wildflower Brochure.* The Communications Team produced a wildflower brochure for the Landscape Stroll in March. The brochure included the route of the stroll, including the best areas for viewing wildflowers, and information about the various flowers that make up the special mix planted in DC Ranch. The brochure was well received by residents and the extras were made available at Desert Camp Community Center for other residents to pick up and explore on their own.



- *Historic Committee.* During the March meeting an Oral History subcommittee was formed. FileCamp, a digital archive platform, was established to upload and share documents. Article ideas were discussed for the commemorative issue of Ranch News in Dec. 2023.

## Facilities

- *Community Centers.* The Desert Camp Community Center front desk had just under 4,200 check-ins combined for March and April. The Homestead Community Center lobby was reopened for residents Monday through Friday from 8:00 a.m. to noon starting in January. The monthly check-ins have increased from twenty-three check-ins to 136 check-ins for March and April. There were twenty facility rentals for private use between Desert Camp and The Homestead Community Center. Desert Camp Community Center has seen an increase in card and game drop in use. For March and April, there were 225 drop-ins. Racquet court use continues to show strong participation numbers, with a range of 130 to 233 reservations per court, per month for pickleball and tennis in March and April.
- *Facility Maintenance.* The Community Council recently changed waste service vendors for both community centers. The change will result in approximately \$4,500 in savings over the next year. A new water chiller was installed on the water fountain located at the basketball court at Desert Camp. A new pool pump and filter repair was completed on the kiddie pool and a new LED light was installed at the main pool. Approximately twenty-five bollard lights were changed along the path and trail system, and several faded parking signs were replaced in The Homestead and Desert Camp parking lots.

## Recreation

- *Fitness Classes.* Indoor classes Strength & Balance, Yoga Basics, and All Levels Yoga had 128 registrants for March and April with a total of 92 drop-ins throughout both months. Aqua Fitness served 39 residents with three drop-ins in March and April.
- *Grapenuts.* In March, *Wine Madness* ensued. Twenty residents participated in a blind tasting competition to determine which wine from which region reigned supreme. Many laughs and pleasant surprises were had in the end when the final four were revealed. In April, Earth Day was celebrated with an *Organic Wines* theme. Residents were tasked with picking a bottle of organic wine of their choice and finding a fun fact in how the winery practices environmental sustainability. Afterward, attendees were able to make an upcycled project of their choice ranging from a wine cork trivet, cork key chain, and wine bottle tiki torch.
- *Pickleball Club.* In March, Pickleball Club players continued to meet from 8 a.m. to 11 a.m. every Friday and Sunday. In April, 30 extra minutes playing time was added to advanced play to accommodate larger groups. Due to increased demand for club time, the incorporation of an additional club day on Wednesdays from 6 to 8 p.m. began in February. Forty-three participants attended Wednesday nights throughout March and April.
- *Pickleball Tournament.* March 11 was a fun success as fourteen residents came to test their skills against one another in a round robin tournament format. Prizes for both overall best male and best female participant were awarded at the end.
- *Racquet Clinics.* March 4 began the Spring beginner and intermediate pickleball clinics. Sessions were held on Saturday mornings throughout March and April with most sessions sold out with a total of one hundred registered participants and forty on the waitlist. More opportunities for beginner and intermediate clinics will be offered throughout Fall 2023.

- *Landscape Stroll.* In March, 48 residents enjoyed a beautiful morning stroll led by Landscape Manager Jeff Rons. Two 1.5-hour sessions were held where multiple landscape features throughout the path & trail system such as saguaros, ocotillo, wildflowers, native birds, and invasive plants were pointed out and fun facts were shared with residents.
- *Food Truck Night.* Tasty bites were served at Desert Camp and The Homestead throughout March and April. Beignet Babes, Bro's Seafood, Sunny's Gyros, Batchelor Pad BBQ, East Coast Joe's, and Frosted Frenzy Cupcakes served up a great mix of savory and sweet with 100+ residents in attendance. The March 16 session celebrated St. Patrick's Day where chocolate gold coins and St. Patrick's Day necklaces were handed out for holiday fun.

## Public Affairs

- *Mack Company Development.* The DC Ranch/Ironwood Village comments were submitted to Mack and the City on April 27. Windgate Ranch submitted comments separately. Mack has stated that they are reviewing all comments with their design and engineering teams. Chris Irish, Director of Public Affairs, hopes to be contacted for a discussion with Mack on this soon. In the meantime, Chris has been meeting with members of the city's Development Review Board and City Council to share DC Ranch's concerns about the project.
- *55-home development at Bell and 94<sup>th</sup> Street.* Chris will be meeting in the next two weeks with Dale Gardon, the project architect, to discuss DCR's comments. The project has resubmitted its application to the city. It appears that some but not all of DC Ranch's comments were addressed. This will be clarified at the meeting.
- *Scottsdale Bond – Dog Park.* City staff contacted Chris to set up a meeting with a few DC Ranch dog owners regarding the design of the Dog Park planned at the southwest corner of Thompson Peak and Hayden. Soon after, the city held an Open House for the public. Chris attended both meetings. The 3.5 acres off-lease dog park will contain three "cells" that will be rotated, with two in use at a time. Due to the power lines and easements on the land, design was restricted but the primary items needed to make usage comfortable have been included. The city is also looking at various surfaces besides grass which have been successful in other parks and will greatly reduce downtime on the cells. The board recently received DC Ranch's comments to the city on the dog park for review. Once all feedback is given, Chris will edit and submit the comments. She will also share them with her interested resident list and post them on DCRanch.com. Construction on the dog park should begin around the first of the year.
- *Scottsdale Bond – Thompson Peak Bridge Expansion.* On April 13, Scottsdale City Council held a work session to discuss the remaining bond projects. Jenna Kohl, Executive Director, and Chris attended. Costs have greatly escalated, primarily due to inflation and construction/supply delays. The Thompson Peak Bridge Expansion was included on the list of "future projects to be discussed at a later date." The Bond included \$6.3M for the bridge; it is estimated another \$3.3M will be needed. Chris spoke at the meeting, stating that the bridge was a key factor for many north Scottsdale residents' support of the bond. She requested that the City Council keep its word and ensure the bridge project is done. Several City Council members said that perhaps transportation funds could be added but nothing was decided. Chris will continue to monitor.

**Legend**

- Use dash (-) for programs not scheduled that month

0 Use 0 if program was cancelled for another reason (low attendance,

## 2023 Community Council Executive Report Statistics

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Arts and Education Performances	-	0	-	-									0
Aqua Fitness	15	15	16	20									66
Aqua Fitness Drop-in	1	0	1	2									4
Bridge Club - Social (Attendance)	4	-	-	-									4
Canasta Club (traditional)	-	-	-	-									0
Canasta Club (Hand and Foot)	56	64	46	41									207
Cookies with Mrs. Claus	-	-	-	-									281
CPR Class	-	-	-	-									0
Creative Arts Workshop	-	20	-	-									20
DC Ranch Gives (Attendance)	-	20	-	-	11								31
Food Truck Night (Attendance)	77	53	57	62									249
Grapenuts	25	25	20	9									79
Health & Wellness	30	-	-	-									30
Landscape Stroll (former Wildflower Walk)	-	-	48	-									48
Lifelong Learning	-	18	0	-									18
Card and Tile Classes (Mahj, Canasta and Bridge)	-	-	-	-									0
Off the Ranch	-	-	-	28	-								28
Path & Trail Programs	-	-	-	-									0
Pickleball Club (Fri/Sun)	-	-											0
Pickleball Club (Wednesdays)	-	-	8	35									43
Pickleball Tournament	-	-	14	-									14
Racquet Clinics	-	-	44	56									100
Reel Deal (Attendance)	-	0	-	-									0
Spotlight Speaker Series (Attendance)	-	-	86	-									86
Strength and Balance	25	25	25	25									100
Strength and Balance (Drop In)	26	30	29	24									109
Sunset Tour (Attendance)	28	-	24	-	-								52
Tweens & Lil' Wranglers Program	-	-	-	-									0
Wet & Wild Wednesdays	-	-	-	-	-								
Women's Club	26	10	34	9	14								93
Yoga (M/W) All Levels	14	16	12	15									57
Yoga (M/W) All Levels Drop-in	1	3	7	10									21
Yoga Basics (T/TH)	26	25	25	26									102
Yoga Basics (T/TH) Drop-In	16	12	9	13									50
Registrant Total	370	336	505	375									1,892
<b>Community Events &amp; Celebrations Participants</b>													<b>Total</b>
Adult Specialty Events	-	-	-	-									0
Back to School Bash/Bounce	-	-	-	-									0
Community Celebrations	-	-	-	-	-	-	-	-	-	-	-	-	0
Concert Series	-	-	400	200		-	-	-	-	-	-	-	600
DC Ranch Day	425	-	-	-	-	-	-	-	-	-	-	-	425
Eggstravaganza	-	-	-	650	-	-	-	-	-	-	-	-	650
Neighborhood Park Parties	-	-	150	120	-	-	-	-	-	-	-	-	270
Prickly Pumpkin	-	-	-	-	-	-	-	-	-	-	-	-	0
Social Hour	48	49	48	48									193
Special Celebrations	-	75	-	-	-	-	-	-	-	-	-	-	75
Spooky Carnival	-	-	-	-	-	-	-	-	-	-	-	-	0
Volunteer Appreciation Event	-	-	-	55	-	-	-	-	-	-	-	-	55
Winter Celebrations	-	-	-	-	-	-	-	-	-	-	-	-	0
Yappy Hour	32	29	-	-	-	-	-	-	-	-	-	-	61
Registrant Total	505	153	198	873									2,329
<b>Playhouse Theatre Participants</b>													<b>Total</b>
Audience (Attendance)	-	-	-	-	640								640
Auditions	61	-	-	-	-								61
Backstage Program/Volunteers	-	-	-	-	32								32
Cast Members	34	-	-	-	-								34
Workshops, Camps, Classes	-	-	-	-	-								0
Registrant Total	95	0	0	0	32								767





# JUNE 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 Pickleball Club Aqua Fitness	3 CPR Certification
4 Pickleball Club	5 All Levels Yoga Strength & Balance	6 Yoga Basics	7 Aqua Fitness All Levels Yoga Strength & Balance Wet n' Wild Pickleball Club	8 Yoga Basics Women's Club: Hope Happy Hour	9 Pickleball Club Aqua Fitness Comedy Night	10 Summer Saturday
11 Pickleball Club	12 All Levels Yoga Strength & Balance	13 Yoga Basics	14 Aqua Fitness All Levels Yoga Strength & Balance Wet n' Wild Pickleball Club	15 Yoga Basics	16 Pickleball Club Aqua Fitness Dive-in Movie	17
18 Pickleball Club	19 All Levels Yoga Strength & Balance	20 Yoga Basics	21 Aqua Fitness All Levels Yoga Strength & Balance Wet n' Wild Pickleball Club	22 Yoga Basics	23 Pickleball Club Aqua Fitness Social Hour	24
25 Pickleball Club	26 All Levels Yoga Strength & Balance	27 Yoga Basics	28 Aqua Fitness All Levels Yoga Strength & Balance Wet n' Wild Pickleball Club	29 Yoga Basics	30 Pickleball Club Aqua Fitness	

## EVENTS AND PROGRAMS

### Gives: School Supply Drive

June 1 to July 31

Drop off at Desert Camp and The Homestead

DC Ranch Gives is collecting school supplies to support Boys & Girls Club of Greater Scottsdale. Help local students with a donation of: Notebooks, binders, backpacks, crayons, markers, pencils and pens, college-ruled paper, glue sticks and bottles, tissues and hand sanitizer.

### CPR Certification Class 🏠

Saturday, June 3 | 9 a.m. to 1 p.m.

Desert Camp

Ages 18+ | [\\$34](#)

This CPR course will cover adult, child and infant CPR, the use of an Automated External Defibrillator (AED), and first aid for choking. Please wear comfortable clothing.



### Wet n' Wild Wednesdays 🌴

Every Wednesday in June and July

10:30 a.m. to 12:30 p.m.

Desert Camp Pool

All ages | Free

Splash into fun every Wednesday throughout June and July at the community pool! Enjoy family-friendly tunes and games. Light snacks or frozen treats and select pool toys provided. Children 13 and under must be accompanied by an adult. No RSVP required.

### Women's Club: Hope Happy Hour 🏠

Thursday, June 8 | 6 to 7:30 p.m.

Desert Camp

Ages 21+ | [RSVP](#)

Women's Club invites ladies in the community to join a special cocktail hour to give back and learn about Hope Women's Center. Items for donation will be collected during the event. Beverages and light bites provided.

Details are subject to change. Visit [DCRanch.com/calendar](https://DCRanch.com/calendar) for registration and up-to-date information.



### Comedy Night 🏠

Friday, June 9 | 6:30 to 8 p.m.

The Homestead

Ages 21+ | [\\$23](#)

Enjoy some laughs with neighbors and funnyman Bob Zany. The sarcastic comedian has appeared in movies, television and radio shows during his 35+ year career. Light bites, beer and wine provided.



### Summer Saturday:

#### Tie Dye and Root Beer Floats 🌴

Saturday, June 10 | 10 to 11 a.m.

Desert Camp Pool Patio

All ages | Free

Create your own custom tie dye and ice cream floats in honor of National Root Beer Day. Please bring a T-shirt, pillowcase, bag, socks or anything white for the tie dye project. All other supplies provided.

### Dive-in Movie: Secret Life of Pets 2 🌴

Friday, June 16 | 7:30 to 10 p.m.

Desert Camp Pool

All ages | [RSVP](#)

Chill out poolside with a family movie on the big screen. Bring a towel, chair or a favorite pool float. Light snacks provided. Residents are welcome to bring additional meals or snacks to enjoy during the evening. Free RSVP encouraged to ensure ample seating space and safety.

### Social Hour at The Homestead 🏠

Friday, June 23 | 5:30 to 6:30 p.m.

The Homestead

Ages 21+ | [RSVP](#)

Cool off indoors and enjoy a refreshment. These casual gatherings provide a nice way to end the week and chat with friends or get to know new neighbors. Light snacks, beer and wine provided. Please note location change.

### Fun Kit: Bug Week

Pick up June 26-30 | 8 a.m. to 6 p.m.

Desert Camp

All Ages | [\\$25](#)

Looking for a way to ease boredom this summer? Get a specially themed basket full of kid centered activities and fun for the family.

## FITNESS & WELLNESS

### Pickleball Club 🌴

Friday and Sunday

Advanced play 6 to 7 a.m.

All levels 7 to 9 a.m.

Wednesday 7 to 9 p.m.

Desert Camp Courts

### All Levels Yoga 🏠

Monday and Wednesday | 9 to 10 a.m.

The Homestead

### Strength and Balance 🏠

Monday and Wednesday | 10:30 to 11:30 a.m.

The Homestead

### Yoga Basics 🏠

Tuesday and Thursday | 9 to 10 a.m.

The Homestead

### Aqua Fitness 🌴

Wednesday and Friday | 9 to 10 a.m.

Desert Camp Pool



Outdoor



Indoor



## DC Ranch Community Council Financial Highlights – Director Analysis for period ending April 30, 2023

### Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 1,846,374	\$ 23,573	\$ 84,845	\$ 1,954,792
Expenses	1,393,133	77,181	379,254	1,849,568
<b>Operating Income/(Loss)</b>	<b>\$ 453,240</b>	<b>\$ (53,608)</b>	<b>\$ (294,408)</b>	<b>\$ 105,225</b>
Depreciation	-	-	16,018	16,018
<b>Total Income/(Loss)</b>	<b>\$ 453,240</b>	<b>\$ (53,608)</b>	<b>\$ (310,426)</b>	<b>\$ 89,207</b>
Transfers In/(Out)	(182,572)	182,572	-	-
<b>Total Surplus/(Deficit)</b>	<b>\$ 270,668</b>	<b>\$ 128,964</b>	<b>\$ (310,426)</b>	<b>\$ 89,207</b>

### Revenue

Operating revenue for April totaled \$486k, higher than budget by \$11k (2%). Year-to-date revenue is favorable to budget by \$117k (7%). Significant variances to budget include:

- Community Benefit Fees came in \$51k (41%) higher than forecast for April. Benefit Fees YTD reflect a revenue surplus of \$146k (29%).
- Assessments are slightly higher than budget due to the lots that were estimated to be subtracted for the new Ranch Association maintenance facility, which has not been finalized.
- Program Revenue reflects the absence of \$50k in revenue from the spring charitable event, which is now scheduled for the fall. However, there is also a corresponding cost savings resulting in no effect to the bottom line.
- Interest has a \$15k positive variance to budget YTD due to a higher rate on our ICS account (high-yield savings account).

### Expense

Operating expenses for April came in \$102k (19%) favorable to budget, with year-to-date expense \$173k (10%) lower than budget. Notable expense variances include:

#### Administration

- Personnel costs are \$61k lower than estimated in the budget YTD due to a couple of open positions.
- Administrative expenses are higher than budget due to the timing of IT expenses and Special Projects.
- Travel/Mtgs/ERR is \$5k under budget YTD due to timing of expenses for staff activities and professional development.

#### Programs

- Program expenses are favorable to budget by \$84k YTD due to cost savings for DC Ranch Day and Eggstravaganza, postponement of the spring charitable event, and timing of recreation and community engagement program expenses.



#### Facilities

- Facilities expense overall is \$29k below budget due to the timing of supply purchases, service expenditures and seasonal décor costs.

#### Reserve

- Reserve expenditures total \$77k so far for the year, \$21k over budget YTD due to the timing of projects, but will even out over the course of the year.
- Interest income totals \$24k YTD, which is \$12k higher than estimated due to increased rates.

#### Capital

- Capital expenditures for DCSIP are \$380k YTD.
- Depreciation expense totals \$16k so far for the year.
- Interest income for the capital fund is \$85k through April.

#### **Balance Sheet/Cash Flow**

- Operating cash on hand is equal to 3.94 months as of 4/30/2023.
- There are \$7.2 mil in capital funds and \$2.2 mil in reserve funds. Reserves are currently 88.02% funded.

#### **Looking Forward**

- Future escrow amounts *in progress* are as follows:

<b><u>Month</u></b>	<b><u>Currently in escrow</u></b>	<b><u>Budgeted Benefit Fees</u></b>
May 2023	\$450,112	\$103,217
June 2023	\$380,610	\$168,234

***Community Council is beginning the year in a positive position with a \$290k favorable variance to the operating budget through April. Community Benefit Fees are performing moderately above budget YTD. A transfer to the capital fund may be considered after benefit fee revenue reaches the annual budgeted amount of \$1.5 mil.***



# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending April 30, 2023

	April 2023			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2023 Budget
<b>INCOME</b>							
Residential Assessments	\$ 188,301	\$ 188,301	\$ -	\$ 753,204	\$ 753,204	\$ -	\$ 2,259,612
Commercial Assessments	66,930	65,067	1,863	267,720	260,268	7,452	780,804
Community Council Benefit Fees	174,973	123,732	51,241	643,530	498,014	145,516	1,500,000
<b>Total Assessment Revenue</b>	<b>430,204</b>	<b>377,100</b>	<b>53,104</b>	<b>1,664,454</b>	<b>1,511,486</b>	<b>152,968</b>	<b>4,540,416</b>
Community Celebrations & Events	7,052	56,450	(49,398)	7,252	56,650	(49,398)	70,595
Community Programming	6,461	5,204	1,257	21,444	20,616	828	68,308
<b>Total Program Revenue</b>	<b>13,513</b>	<b>61,654</b>	<b>(48,141)</b>	<b>28,696</b>	<b>77,266</b>	<b>(48,570)</b>	<b>138,903</b>
Community Center Rentals	5,375	3,000	2,375	10,395	10,000	395	13,100
Resident Access	420	500	(80)	1,600	2,000	(400)	3,400
<b>Total Facilities Revenue</b>	<b>5,795</b>	<b>3,500</b>	<b>2,295</b>	<b>11,995</b>	<b>12,000</b>	<b>(5)</b>	<b>16,500</b>
Management Fee	31,420	31,420	-	125,680	125,680	-	377,040
Advertising	-	1,080	(1,080)	-	2,520	(2,520)	7,200
Interest	4,891	50	4,841	15,024	200	14,824	665
Other Income	-	-	-	525	-	525	9,076
<b>Total Other Income</b>	<b>36,311</b>	<b>32,550</b>	<b>3,761</b>	<b>141,229</b>	<b>128,400</b>	<b>12,829</b>	<b>393,981</b>
<b>Total Operating Income</b>	<b>485,823</b>	<b>474,804</b>	<b>11,019</b>	<b>1,846,374</b>	<b>1,729,152</b>	<b>117,222</b>	<b>5,089,800</b>
<b>EXPENSES</b>							
Reserve Contributions	45,643	45,643	-	182,572	182,572	-	547,716
Capital Contributions	-	-	-	-	-	-	-
<b>Total Reserve Expense</b>	<b>45,643</b>	<b>45,643</b>	<b>-</b>	<b>182,572</b>	<b>182,572</b>	<b>-</b>	<b>547,716</b>
Personnel Expenses	209,436	234,990	(25,554)	879,400	939,960	(60,560)	2,821,802
Administration	25,566	22,721	2,845	99,458	96,444	3,014	303,228
Travel/Mtgs/ERR	3,638	4,155	(517)	15,459	20,640	(5,181)	66,529
<b>Total Administrative Expense</b>	<b>238,640</b>	<b>261,866</b>	<b>(23,226)</b>	<b>994,316</b>	<b>1,057,044</b>	<b>(62,728)</b>	<b>3,191,559</b>
Community Celebrations & Events	80,636	135,981	(55,345)	128,555	185,924	(57,370)	346,282
Community Programming	6,272	10,595	(4,323)	20,744	36,730	(15,986)	144,560
Community Engagement	7,523	9,775	(2,252)	15,011	23,375	(8,364)	42,100
Communications & Public Affairs	5,376	3,403	1,973	16,144	17,956	(1,812)	61,210
<b>Total Program Expense</b>	<b>99,807</b>	<b>159,754</b>	<b>(59,947)</b>	<b>180,454</b>	<b>263,985</b>	<b>(83,531)</b>	<b>594,152</b>
Ranch Offices	17,112	19,965	(2,853)	68,451	70,260	(1,809)	204,380
Desert Camp Community Center	21,227	24,330	(3,103)	78,162	91,350	(13,188)	260,395
The Homestead Community Center	4,678	7,355	(2,677)	22,816	26,226	(3,410)	85,447
MS Park/P&T/Seasonal Décor	1,336	12,022	(10,686)	16,216	26,540	(10,324)	115,060
<b>Total Facilities Expense</b>	<b>44,353</b>	<b>63,672</b>	<b>(19,319)</b>	<b>185,645</b>	<b>214,376</b>	<b>(28,731)</b>	<b>665,282</b>
Insurance (non-EE) & Taxes	6,985	6,085	900	27,729	24,340	3,389	73,020
Other Expenses	1,649	2,555	(906)	4,990	6,490	(1,500)	18,071
<b>Total General Expense</b>	<b>8,634</b>	<b>8,640</b>	<b>(6)</b>	<b>32,719</b>	<b>30,830</b>	<b>1,889</b>	<b>91,091</b>
<b>Total Operating Expense</b>	<b>437,077</b>	<b>539,575</b>	<b>(102,498)</b>	<b>1,575,705</b>	<b>1,748,807</b>	<b>(173,102)</b>	<b>5,089,800</b>
<b>Operating Income/(Loss)</b>	<b>48,746</b>	<b>(64,771)</b>	<b>113,517</b>	<b>270,668</b>	<b>(19,655)</b>	<b>290,323</b>	<b>-</b>
Reserve Net Income/(Loss)	48,515	48,643	(128)	128,964	138,226	(9,262)	304,327
Capital Net Income/(Loss)	16,922	(3,761)	20,683	(310,426)	(15,044)	(295,382)	(45,132)
<b>Reserve &amp; Capital Net Income/(Loss)</b>	<b>65,437</b>	<b>44,882</b>	<b>20,555</b>	<b>(181,461)</b>	<b>123,182</b>	<b>(304,643)</b>	<b>259,195</b>
<b>Total Net Income/(Loss)</b>	<b>\$ 114,184</b>	<b>\$ (19,889)</b>	<b>\$ 134,073</b>	<b>\$ 89,207</b>	<b>\$ 103,527</b>	<b>\$ (14,320)</b>	<b>\$ 259,195</b>

# DC RANCH COMMUNITY COUNCIL

## BALANCE SHEET

At April 30, 2023

	4/30/2023	12/31/2022	Y/Y Change
<b>ASSETS</b>			
<b>OPERATING FUND</b>			
Cash	\$ 1,670,962	\$ 1,508,330	\$ 162,632
Petty Cash	500	500	-
<b>TOTAL OPERATING CASH</b>	<b>1,671,462</b>	<b>1,508,830</b>	<b>162,632</b>
<b>RESERVE FUND</b>			
Cash	468,193	603,051	(134,859)
Investments	1,727,000	1,477,000	250,000
Accrued Interest	7,136	4,751	2,385
Discount on Investments	(9,609)	(12,623)	3,013
<b>TOTAL RESERVE FUND</b>	<b>2,192,719</b>	<b>2,072,180</b>	<b>120,539</b>
<b>CAPITAL FUND</b>			
Cash	766,972	1,135,106	(368,134)
Investments	6,497,000	6,472,000	25,000
Accrued Interest	5,050	-	5,050
Discount on Investments	(61,648)	(105,325)	43,676
<b>TOTAL CAPITAL FUND</b>	<b>7,207,373</b>	<b>7,501,781</b>	<b>(294,408)</b>
Accounts Receivable (Net)	83,579	25,435	58,145
Intercompany Receivable	50,408	154,192	(103,784)
Prepaid Expenses	104,199	40,979	63,221
Operating Lease Right-to-Use Asset	199,974	199,974	-
<b>OTHER CURRENT ASSETS</b>	<b>438,161</b>	<b>420,579</b>	<b>17,582</b>
<b>PROPERTY, PLANT &amp; EQUIPMENT</b>			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	184,143	164,860	19,283
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	110,112	110,112	-
<b>TOTAL PROPERTY, PLANT &amp; EQUIPMENT</b>	<b>484,192</b>	<b>464,909</b>	<b>19,283</b>
<i>Less Accumulated Depreciation</i>	<i>(329,376)</i>	<i>(313,359)</i>	<i>(16,018)</i>
<b>PROPERTY, PLANT AND EQUIPMENT, NET</b>	<b>154,816</b>	<b>151,551</b>	<b>3,265</b>
<b>TOTAL ASSETS</b>	<b>\$ 11,664,531</b>	<b>\$ 11,654,921</b>	<b>\$ 9,609</b>
<b>LIABILITIES</b>			
Accounts Payable	\$ 68,713	\$ 163	\$ 68,550
Intercompany Payable	8,116	12,702	(4,586)
Accrued Liabilities	125,660	242,288	(116,628)
Deferred Revenue	16,142	8,962	7,180
Prepaid Assessments	33,378	67,630	(34,252)
Operating Lease Right-to-Use Liability	199,462	199,974	(512)
Other Current Liabilities	-	(650)	650
<b>TOTAL CURRENT LIABILITIES</b>	<b>451,472</b>	<b>531,069</b>	<b>(79,597)</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 451,472</b>	<b>\$ 531,069</b>	<b>\$ (79,597)</b>
<b>NET ASSETS</b>			
Reserve Equity	2,148,782	2,148,782	-
Capital Equity	7,536,183	7,536,183	-
Operating Equity	1,438,888	1,438,888	-
Current Year Profit/Loss	89,207	-	89,207
<b>TOTAL NET ASSETS</b>	<b>\$ 11,213,059</b>	<b>\$ 11,123,852</b>	<b>\$ 89,207</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 11,664,531</b>	<b>\$ 11,654,921</b>	<b>\$ 9,609</b>

# DC RANCH COMMUNITY COUNCIL

## STATEMENT OF CASH FLOW

Year-To-Date April 2023

### CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	89,207
Adjustments to reconcile Net Income (deficit)		
Depreciation		16,018
<u>(Increase)/Decrease in:</u>		
Accounts Receivable		(58,145)
Intercompany Receivable		103,784
Prepaid Expense		(13,216)
Prepaid Insurance		(50,005)
<u>Increase/(Decrease) in:</u>		
Accounts Payable		68,550
Intercompany Payable		(4,586)
Accrued Payroll Expenses		(42,228)
Accrued Expenses		(74,400)
Deferred Revenue		7,180
Prepaid Assessments		(34,252)
Other Liabilities		138

**NET CASH FROM OPERATING ACTIVITIES** **\$ 8,046**

### CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment (19,283)

**NET INCREASE (DECREASE) IN CASH** **\$ (11,237)**

CASH, BEGINNING OF PERIOD \$ 11,082,792

**CASH, END OF PERIOD** **\$ 11,071,554**

### ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

*Per Board policy, operating funds should be between 3-6 months of budgeted annual operating expenses.*

**Number of months budgeted expenses in cash, end of period:** **3.94**

Operating Cash at 4/30/23 \$ 1,671,462

Total 2023 operating budget expenses \$ 5,089,800

**MINIMUM** - Average of three months \$ 1,272,450

Amount over  
minimum

\$ 399,012

Amount under  
minimum

N/A

**MAXIMUM** - Average of six months

\$ 2,544,900

Amount over  
maximum

N/A

Amount under  
maximum

\$ 873,438





## **Introduction**

Standards for Homes are the measures for keeping our community beautiful. The standards provide owners and other residents in all neighborhoods, including sub-associations\*, with the benchmark that their property should reflect, enabling residents to enjoy not only the beauty of their property, but of all the neighboring properties as well. It is important for residents to understand the standards and to voluntarily identify and resolve when maintenance of wood, metal, stucco, concrete, etc. is needed.

The goal of standards is simple: to ensure DC Ranch is as beautiful and enticing today as it was from the beginning. Standards address the accepted appearance and maintenance of physical elements already on your property. A property is out-of-compliance with the standards, when discrepancies can be identified upon observation from the sidewalk, path, common area or adjacent property. Either the Modification Committee or Covenant Commission may allow changes to the structure or appearance of a property if the alterations correspond with DC Ranch Design Guidelines. This includes everything from changes in driveway and patio materials to a new front door or exterior lighting. Once changes are approved and completed, they shall be maintained to the standards set forth in this document (Standards for Homes). Modification forms are available online at DCRanch.com or at The Ranch Office or by calling 480-513-1500. Modification fees may apply.

Properties within DC Ranch will be routinely reviewed by DC Ranch compliance team members for compliance to the standards. In addition, a review will be conducted when a modification is complete, at time of sale, or upon request by an owner. ***Owners can save time, steps, and challenges by requesting a pre-inspection prior to putting their home on the market*** Private areas (backyards, enclosed courtyards, etc.) will not be entered during routine reviews, but will be inspected as part of the modification process and at time of sale.

Owners in non-compliance with the standards will receive a courtesy notice, usually by email, and a phone call when possible. Next, a DC Ranch Community Standards Specialist will work with the resident to provide detailed information about the issue, possible time frame for a remedy, and access to various resources needed to bring their property into compliance. No penalties will be assessed to residents who willingly comply with the standards. Continued non-compliance, however, will cause the Ranch Association to take additional steps possibly including—as a last resort—legal action. Additional information concerning non-compliance procedures can be found at the end of this document and online at DCRanch.com.

Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders and loss of other privileges, at the sole discretion of the Community Council Board of Directors or the Ranch Association Board of Directors.

In almost all instances, approval references throughout this document refers to review and approval of improvements through the Ranch Association Modification Committee. Modification forms may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval.

\*In neighborhoods managed by a sub-association, compliance with the Standards may also be the responsibility of the sub-association and may be more restrictive. Also, the subassociation may have

standards that are more restrictive (but never less restrictive) than these community-wide standards.



## DC Ranch Standards for Homes

### Index

DCRH-00	Address Markers and Numbers
DCRH-01	Awnings or Shade Structures
DCRH-02	Concrete and Masonry Block
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DCRH-17	Solar
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DCRH-20	Walkways, Steps, Driveways & Patios
DCRH-21	Walls, Retaining Walls and Boundary Walls
DCRH-22	Windows, Shutters, Screens and Skylights
DCRH-23	Wood
DCRH-24	Security Cameras
DCRH-25	Exterior Television(s)
DCRH-26	Dumpsters
DCRH-27	Temporary Storage/Moving Containers

### **DCRH-00 Address Markers and Numbers**

Simple, neighborhood-appropriate, small-scale numbers shall be directly affixed to the house or related site walls for identification purposes (except for custom homes in Country Club and Silverleaf). Address numbers shall be placed in a position that is plainly legible and visible from the street or road facing the street and contrast with their background. Numbers shall be replaced with the approved design and color for the home, when faded, cracked, missing or show other disrepair. Please refer to the design guidelines specific to your neighborhood. House numbers are not to be painted on the curb. No family, house names, or other special identification may be displayed. RE: Design Guidelines, Sec. 1, page 73, Scottsdale Fire Ordinance 4045, Sec. 505.1

### **DCRH-01 Awnings or Shade Structures**

Awnings are an architectural detail and when designed as part of the original construction, should not be removed. Awnings and other attached shade features shall be replaced in the approved color and material for the property when faded or torn. Awning and shade features may be added to a home, or changed, with prior approval through the modification process.

RE: Community Council Board of Directors, Adopted December 2015

### **DCRH-02 Concrete and Masonry Block**

All concrete and masonry-block foundations and walls on the property shall be substantially free of peeling or blistering paint, large cracks, loose or damaged parging, exposed footings or other noticeable defects.

RE: Design Guidelines, Sec. 3, page 27

### **DCRH-03 Decks and Railings**

Decks and railings shall be free of noticeable defects due to weathering and deterioration, such as cracking, structural failure, surface stains and mold. Railings should be securely attached. Paint or stain used on decks and railings shall be from the home's approved color palette\* and be free of fading, peeling or other visible blemishes.

RE: Design Guidelines, Sec. 1, page 51

\*Palette is used to describe the full selection of colors available within DC Ranch, known as the Master Color Palette. Based on each neighborhood's architectural styles, the master palette was used to determine a specific combination of pre-approved exterior paint and stain colors for doors, walls, decks, railings, and facia. For information about the paint and stain colors approved for you home, call The Ranch Offices at 480.513.1500.

### **DCRH-04 Doors**

Doors are the gateways to our homes. House, garage, and other doors shall be properly hung. Paint or stain used on doors shall be from the home's approved color palette or finish. Doors, including trim, hardware, threshold, and associated features, shall be free of noticeable peeling or faded paint, dents, warped, and other visible defects. For garage doors, please refer to your neighborhood design guidelines. Alternative materials, door designs, garage doors, doors, screens, security doors and custom colors need prior approval through the modification process.

RE: Design Guidelines, Sec. 1, pages 57-59



### **DCRH-05 Exterior Lighting**

Outdoor lighting fixtures and photocells shall be in operable condition, and all parts, such as posts and lamp fixtures, free of damage, oxidation, or other visible defects. Lighting shall be shielded, or glass inserts should obscure the view of bulbs, so they are not visible. A warm bulb emitting a warm light, 2700-3200K should be used, although lighting standards may vary by neighborhood. DC Ranch follows a “dark skies” philosophy to minimize light pollution and enhance star gazing. As a result, many areas in the community do not have street lighting, and any exterior lighting cannot cause a nuisance to a neighboring property. In several of our communities, the property is wired for each home with exterior lights connected to a photocell, so that the lights would remain on from dusk until dawn for safety and security. If your home is in one of these neighborhoods, you are **required** to maintain these lights and photocell for normal operation. All other residents are encouraged to leave two outside front or street-facing house lights on for safety and security. Exterior lighting requirements for Silverleaf vary, and can be accessed by clicking on the neighborhood name: [Arcadia](#), [The Parks](#), [Upper Canyon](#) and [Horseshoe](#). All string lighting and bistro lighting require prior approval from the Modification committee. Flood lights are not permitted. Holiday lighting is separate from this guideline and only applies October 15 to January 15.

Please refer to the Standards for Landscape for all landscape lighting guidelines.

RE: Design Guidelines, Sec. 1, page 67 and Sec. 7, page 16

### **DCRH-06 Fencing and Gates**

Most front yard fences and gates are low by design to encourage neighborhood interaction. Ornamental metal fences may be either painted per the approved home color palette or left as raw metal. Fencing and gates shall be maintained in the original condition and be free of oxidation, discoloration, peeling paint, mold, mildew, fungus, rot, warped, missing panels, and other visible defects. All gates shall be in good operation condition and close properly. Any modifications to approved gate designs and color shall require prior approval from the Modification Committee.

RE: Design Guidelines, Sec. 1, page 58, Sec. 2 page 101

### **DCRH-07 Gutters**

Rain gutters shall be securely attached, free of debris and sealed to prevent leakage. Paint shall be in good repair and match the home’s approved color palette. Rain gutters may be painted to match the homes approved body color, approved trim color, or approved accent color. Metal rain gutters may be painted black or bronze. Rain gutters must terminate at the base of the home and shall not extend more than a foot into the landscape. All modifications to the design, material, or color of the gutter require prior approval.

RE: Community Council Board of Directors, Adopted December 2015

### **DCRH-08 Mailboxes and Posts**

Mailboxes and posts located on private property shall be painted to match the home's approved color palette (unless otherwise specified for that neighborhood), must be in good operable condition and be free of faded paint, rust, dents, missing parts, or other visible defects.

Mailbox designs, height requirements, dimensions and color vary based on each neighborhood. Any changes to the approved mailbox designs and colors must obtain prior approval.

RE: CC&Rs Exhibit "C" Initial Use Restrictions and Rules Section 3(b) Adopted 07/16/1999

### **DCRH-09 Mechanical Equipment**

HVAC, pool pumps and other mechanical equipment (including, but not limited to, Tesla and solar electrical boxes, utility equipment and modifications exceeding the height of privacy walls shall be screened from view. Electrical/gas meters, piping, all wall mounted equipment and other utility boxes shall be painted to match the wall on which it is mounted. All equipment shall be maintained in good working condition to minimize noise. Some neighborhoods may require mechanical equipment to be fully enclosed by a wall. Please refer to your neighborhood design guidelines.

RE: Design Guidelines, Sec. 1, page 71

### **DCRH-10 Metal and Siding**

Metal and siding surfaces shall be free of oxidation, rust (unless of a natural rust finish), peeling, faded paint, dents, and other noticeable defects. Metal accents shall be painted black or bronze. Any reflective metal materials shall be painted or covered such that it does not reflect to a neighboring property and shall be covered in earth tones. Reflective home décor is not permitted.

RE: Design Guidelines, Sec. 3, page 26

### **DCRH-11 Outdoor Furniture**

Homes in DC Ranch are designed to enjoy outdoor living. Furnishings should be selected that complement the style, color and materials of the home and be maintained free of debris and decay. Fabric components shall be replaced when aged, faded, or torn. All furniture shall remain on homeowners' property excluding driveways.

RE: CC&Rs Exhibit "C" Initial Use Restrictions and Rules Section 3(b) Adopted 07/16/1999

### **DCRH-12 Paint**

DC Ranch has pre-approved exterior paint and stain colors that vary by neighborhood based on architectural styles. Body, accent, and trim colors should be complimentary and from the pre-approved colors. All exterior painted and coated surfaces shall be substantially free of peeling, blistering, alligatoring chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains or other blemishes and discoloration. All paint-color changes need prior approval through the modification process. [Paint modification forms](#) can be downloaded online at DCRanch.com and submitted to The Ranch Offices for review and approval. You may also phone The Ranch Offices at 480.513.1500 for further information.

RE: Design Guidelines, Sec. 1, page 69

### **DCRH-13 Play and Sports Equipment**

Play equipment, such as play structures, swing sets, trampolines, skateboard ramps and sport courts, requires prior approval through the modification process. The equipment should be screened from view and in good repair. Small child's play equipment such as a playhouse that is below the fence line does not need prior approval as long as it cannot be seen from neighboring properties or common areas. Exercise equipment that exceeds the height of the wall requires approval. RE: Community

Council Board of Directors, Adopted December 2015

### **DCRH-14 Pools and Water Features**

Pools and water features should be properly maintained and be free of green or stagnant water. P o o l a n d w a t e r f e a t u r e s s h a l l b e f r e e o f a n y d e f e c t s . Pool equipment and play features should not be seen from neighboring properties. Any pool or water feature addition, design modification or significant change requires prior approval through the modification process.

RE: Community Council Board of Directors, Adopted December 2015

### **DCRH-15 Roofs**

Roofs shall be free of cracked, missing or otherwise damaged tiles, shingles, or other material. Repairs shall be made with materials that match the existing tiles or shingles. Vents and other protrusions through the roof shall be painted to match the color of the roof. Flat roof tops that can be painted, shall be painted to match the approved color palette for the home.

RE: Design Guidelines, Sec. 3, pages 26, 28, 29

### **DCRH-16 Satellite Dishes and Antennae**

Antennae, satellite dishes, cables and equipment shall be painted to blend with the structure to which it is attached and be hidden from view when possible. They may only be mounted on common-area property with prior approval through the modification process.

RE: Community Council Board of Directors, Adopted December 2015

### **DCRH-17 Solar**

Solar panels should be screened from view to the extent possible, and be free of visible defects, discoloring and other disrepair. Solar energy devices may be added with prior approval through the modification process. Solar inverters, meter and connection box and other related equipment should be screened from view as much as possible.

RE: Community Council Board of Directors, Adopted December 2015

### **DCRH-18 Stone and Brick**

Stone, brick, and other similar elements shall be free of efflorescence and replaced or repaired when cracked, missing, discolored or show other visible defects. Architectural styles and color palettes must be considered for any changes. Any addition or significant change requires prior approval through the modification process.

RE: Design Guidelines, Sec. 3, page 27

### **DCRH-19 Stucco**

Stucco is required to be painted and shall be free of peeling, blistering, alligating, chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains, discoloration, or other visible blemishes. Stucco should be in good repair and be consistent with the home's color palette and texture, and stucco color and texture shall be consistent throughout the property. When stucco is covering block, the block pattern may eventually begin to show through and require re-stuccoing. Any addition or significant change needs prior approval through the modification process.

RE: Design Guidelines, Sec. 2, pages 21, 25

### **DCRH-20 Walkways, Steps, Driveways & Patios**

Concrete, stone, brick, paver, and other hardscape surfaces shall be level and free of missing, stained or cracked sections and substantially free of potholes, large cracks, grade depressions or other signs of erosion. Surfaces should be maintained in a clean condition and no colored, glossy, or reflective materials applied. Matching material shall be used when replacing damaged areas. Gravel driveways should not track gravel onto the street.

RE: Design Guidelines, Sec. 1, page 53

### **DCRH-21 Walls, Retaining Walls, and Boundary Walls**

Retaining walls are designed with weep holes at the bottom, which shall be kept clear of debris to allow water to be released. Walls that are not designed as retaining walls shall not have soil against them (includes raised planters), as it may result in finish or wall failure. All walls shall be in good repair and match the home's approved color palette. Retaining walls shall be waterproofed. All painted walls shall be the approved body color of the home or DC Ranch common wall color. Any paint color transition shall be terminated on an inward 90-degree angle. Shotcrete walls shall not be painted, only stained. Shared walls between neighboring are the responsibility of both homeowners. Should the shared walls need repair and/or maintenance, homeowners shall be responsible for their half of the wall.

RE: Design Guidelines, Sec. 1, page 61, Sec. 3, page 47. Local ordinance and state statute.

### **DCRH-22 Windows, Shutters, Screens and Skylights**

Windows and related outdoor elements, such as screens, shutters, skylights, window grids and window treatments shall be clean, complete and in good repair. Window grids, window shutter screens, if existing, shall match the architecture of the home. Any addition of changes of windows, screens, skylights, or shutters require prior approval.

RE: Design Guidelines, Sec. 1, page 49, page 71

### **DCRH-23 Wood**

Wood shall be maintained free of peeling finishes, splintering, fading, rot, warped and/or damaged must be repaired or replaced when deteriorated and painted or stained to match the home's approved color palette.

RE: Community Council Board of Directors, Adopted December 2015

### **DCRH-24-Security Cameras**

Security cameras must be placed in the least intrusive or visible location on the owner's property, quantity of cameras will be on a case-by-case basis based on home size. DC Ranch shall not be responsible for the invasion of privacy resulting from installation of security equipment, the homeowner shall agree to indemnify the Association against all claims and allegations of other residents related to the installation of the security equipment. The Owner is responsible for complying with controlling laws concerning other neighboring resident's rights to privacy.

#### **DCRH-25-Exterior TVs**

All installed exterior televisions shall be installed such that they face away from adjoining properties and the glare from the television(s) does not cause a nuisance to the neighboring properties. Location of the television(s) shall be within a covered patio, ramada or a location that will not cause a disturbance and the use of plants may be necessary to ensure that the television(s) are not visible to adjoining properties. Mounting installation information will be required, and a modification application is required prior to installation of any exterior television(s).

#### **DCRH-26-Dumpsters**

Dumpsters are permitted during active construction or move out. Dumpster placement must be on the driveway and the owner is responsible to secure/cover the dumpster when not in use to prevent flying debris. Dumpsters must be emptied when full and debris cannot overflow the container. Prior approval is required through the Community Standards team. determine timeframe and placement of the dumpster.

#### **DCRH-27-Temporary Storage/Moving Containers**

Temporary moving containers and portable storage are permitted for no more than 14 days; prior approval is required. Placement must be in the driveway and not in the street or on any portion of the landscaping.

## **Enforcement Guidelines for Violations of Standards for Homes, Conduct or Landscaping**

### **(Step 1 is used in all situations; 2-5 used when owner responds to Courtesy Notice)**

1. Courtesy Notice of Non-Compliance providing Owner 10 business days to respond with the Standards.
  - a. Letter states the importance of standards for keeping the community beautiful.
  - b. Letter states the infraction, identifying the name of the person who observed the violation, provision of the community documents that has allegedly been violated and the date the violation was observed (along with time/date stamped photo in most cases).
  - c. Letter describes the process that must be followed to contest the notice and requests the owner to contact Ranch Association Community Standards staff within 10 business days. Owner and Ranch Association Community Standards staff will develop a plan for the Owner to remedy the infraction up to 180 calendar days; consideration will be given to cost and complexity in determining the appropriate number of days.
  - d. Information on how to appeal will be included.

2. If the infraction is not remedied within the set timeframe, a final reminder will be issued, including a specified number of calendar days (10 and 30 days) by which the infraction shall be remedied to avoid fines, and/or potential legal action. Information on how to appeal will be included.

3. If the infraction is not remedied within the time specified in the final reminder, the Association may assess the first fine and provide an opportunity for the Owner to appeal to the Board of Directors. The Association's attorney issues a letter stating the legal consequences (as agreed to by the attorney and staff) for continued non-compliance. Information on how to appeal will be included.

### **(Steps 4-6 apply when Owner fails to respond to Step 1 Courtesy Notice)**

4. If there is no response to the Courtesy Notice of Non-Compliance (action step 1) after 10 business days, a final reminder letter will be issued stating the requirement to remedy the infraction and to contact staff to develop a plan. This must be done within 30 days of this second letter in order to avoid suspension of transponders, and/or possible fine and/or legal action depending on the infraction. Information on how to appeal will be included.

5. If there is no response to the final reminder, the Board may impose fines that start at \$300 and escalate by a minimum of \$300 for each subsequent incident or as the Board determines appropriate to gain compliance or may get the Association's attorney to issue a letter repeating the requirement to remedy or to contact Association staff in order to avoid potential legal action. Each incident requires a notice, a presentation of evidence, opportunity for an appeal to the Board of Directors, and a written decision. The Board of Directors reserves the right to increase fines. Information on how to appeal will be included.

6. If there is no response to the attorney's letter, Ranch Association management will work with the attorney to determine legal action (appropriate for the situation) for failure to remedy the infraction.

**Continuing Infraction.** A continuing infraction is one that is not cured but continues to exist. The board may impose additional or recurring fines against the owner until such time as the infraction is corrected.

**Repeat Infraction.** An example of a repeat infraction is where an owner violates the same rule within a period of six months. Repeat infractions are escalating fines that begin at \$300 and escalate by a minimum of \$300 for each subsequent incident or as the Board determines appropriate to gain compliance. Each incident requires a notice, a presentation of evidence, opportunity for an appeal to the Board of Directors, and a written decision. The Board of Directors reserves the right to increase fines if the conduct is deemed to be habitual in nature.

*Note: Notwithstanding any of the guidelines or suggested penalties contained in this document, penalties may be escalated in certain circumstances, including the deactivation of transponders and loss of other privileges, which can be determined at the sole discretion of the Community Council Board of Directors and the Ranch Association Board of Directors.*