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 Meeting Agenda
Nov. 4, 2026 | 5:30 p.m.
Desert Camp – Trailblazer Room and Zoom

I.	Call to Order	Ron Belmont
II.	Establish Quorum and Adopt Agenda	Ron Belmont
III.	Approval of Board Meeting Minutes	Ron Belmont
	a. Sept. 30, 2026	
IV.	President's Report	Ron Belmont
	a. Nominating Committee: 2027 Board Director Recruitment	
V.	Staff Reports	
	a. Staff Update	Jona Davis
	b. Financial Report	Mitch Gens
VI.	New Business	
	a. Consider Approval of the 2027 Operating & Capital Budget	Jona Davis
	b. Consider Approval of the 2027 Board Meeting Schedule	Jona Davis
VII.	Old Business: none	
VIII.	Other Comment*	
IX.	Adjourn Meeting	Ron Belmont

**Residents who wish to speak during the meeting should submit a comment card to Devin Haggerty before the meeting begins and indicate whether their comment relates to a listed agenda item or Other Comment. Each resident will be acknowledged and invited to speak, with comments generally limited to three minutes. Residents attending in person should speak at the podium. Residents attending virtually who submit comments through the meeting chat must include their full name and DC Ranch address; comments with this information will be read aloud during the meeting. Anonymous comments will not be read into the record. Virtual attendees may also be unmuted and invited to speak.*

COMMUNITY VALUES

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

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 Meeting Minutes
Sept. 30, 2026 | 5:30 p.m.
Desert Camp – Trailblazer Room and Zoom

MINUTES

Board Members Present: Ron Belmont, President; John Crow, Vice President; Elizabeth Kepuraitis, Secretary/Treasurer (virtual); Dinesh Kakwani, Director (virtual); and Heidi Rosner, Director.

Board Members Absent: Rolland Dickson, Director.

Staff Members Present: Jona Davis, Executive Director; Mitch Gens, Director of Finance and Administration; Lynette Whitener, Community Engagement Director; Jackie Flores, Community Center & Amenities Director; Jes Patel, Human Resources Manager; and Devin Haggerty, Executive Assistant (Recorder).

I. **Call to Order**
President Belmont called the meeting to order at 5:30 p.m.

II. **Establish Quorum and Adopt Agenda**
A quorum was established with six board members present. Director Rosner moved to adopt the agenda. Vice President Crow seconded, and the motion passed unanimously.

III. **Approval of Board Meeting Minutes: July 29, 2026**
Director Rosner motioned to approve, Vice President Crow seconded and the motion passed unanimously.

IV. **President's Report**
President Belmont reported at the recent Governance Committee Meetings, discussions have been about Commercial Standards which all three entities are involved with and regarding gaps in the Arcadia neighborhood fences that residents want addressed.

V. **Staff Reports**
   a. **Staff Update**
   Ms. Davis, Executive Director, and members of the leadership team provided the staff report update. August and September team anniversaries, new personnel, and department highlights were shared. The full report was included in the board packet materials.

b. Financial Report
Mr. Gens, Director of Finance and Administration, provided the month-end financial report and quarterly benefit fee analysis.

VI. Consider Appointment to the Community Council Board
Secretary/Treasurer Kepuraitis motioned to appoint Adrianne Wright to the Community Council Board of Directors for a term of Sept. 30, 2026 through March 31, 2027 to fill the special vacancy based on the Nominating Committee's recommendation. The motion passed unanimously.

VII. New Business: Consider Awarding Bid for Master Plan Phase 2
Community Council conducted a competitive RFP process to select a consultant for the Facilities and Amenities Master Plan (FAMP) Phase 2. This phase of the project consists of focusing on the redevelopment of The Homestead Community Center including a space needs assessment and concept design study. Three firms submitted proposals and participated in interviews with the Selection Committee led by Council Board Director Rosner and selected staff. The Committed followed a standardized evaluation of the proposals and interviews. Director Rosner motioned to award the FAMP Phase 2 consulting services contract to SWABACK, Secretary/Treasurer Kepuraitis seconded and the motion passed unanimously.

VIII. Old Business: none

IX. Other Comment*
There were no comments.

X. Adjourn Meeting
President Belmont adjourned the meeting at 5:57 p.m.

DRAFT

DC Ranch Community Council

To: DC Ranch Community Council Board of Directors

From: Jona Davis, Executive Director

Date: 10/28/2026

Subject: *Nov. 4, 2026 Board Meeting Agenda Item Summary*

Below is a brief overview of the discussion items for the Board's Nov. 4 meeting. If you have any questions or would like additional information in advance, please let me know.

Action Item: Consider Appointments to Nominating Committee

The work of the nominating committee to recruit Board director applicants begins in late 2026. There are two board terms open in 2027. Staff requests that the President, with advice and consent of the board, appoint three board directors to work with the Executive Director to recruit and nominate two board directors in March 2027 for terms beginning April 1, 2027.

Recommendation: Appoint three Board directors to the Nominating Committee.

New Business:

Action Item: Consider Approval of the 2027 Operating and Capital Budget

The proposed 2027 Operating Fund budget is presented to the Board for consideration and vote at the Nov. 4, 2026 Board meeting. The budget as proposed is balanced at $6,348,545. The 2027 operating budget as proposed reflects an increase of $226,099 (3.7%) compared to the 2026 budget. The proposed budget includes:

- A $2.50 per unit monthly assessment increase (3%), consistent with the philosophy of modest, gradual adjustments.
- The monthly assessment increase includes a $0.50 increase in reserve contributions from $16.50 to $17 per month. This amount is identified as sufficient in the Level I reserve study and helps maintain Council assets at an 80% funded level or higher for 20 years.
- An increase in Benefit Fee allocation to operations from $1.7M to $1.9M.

The preliminary 2027 Operating budget reflects a continued focus on maintaining DC Ranch's core services while addressing known cost pressures, strengthening reserve contributions, and using available revenue sources strategically. The proposed $2.50 monthly assessment increase,

combined with the proposed Benefit Fee allocation, supports continued delivery of core services while planning responsibly for long-term financial needs. The budget is driven by Board and Finance Committee direction, governing documents, core services, prior years' experience, strategic plans, resident input, and Reserve Fund requirements.

Under the *Capital Improvement Fund Operations Policy*, the Capital budget is included in the annual budget approval process. The proposed 2027 Capital budget totals $42,000 for two projects: electrical infrastructure on the Desert Camp event lawns ($17,000) and the Path & Trail Connection on 94th Street ($25,000). Per the Policy, if expenditures exceeding the budgeted allocation for that fiscal year are required, the Executive Director will submit a request for additional funding to the Board of Directors.

Following Board approval of a budget on Nov. 4, staff will prepare and distribute budget materials to residents in late November.

Recommendation: Approve the 2027 DC Ranch Operating and Capital Fund budget as presented.

Action Item: Consider Approval of the 2027 Board Meeting Schedule

It is proposed that the Community Council Board meeting be conducted on the last Wednesday of the selected months. Please note that November has been moved to the first Wednesday due to Budget timeline.

Recommendation: Approve the 2027 Community Council Board meeting schedule as proposed.

Old Business: None

Attachments:

- 2027 Proposed Community Council Operating Budget (detail and summary)
- 2027 Proposed Community Council Board Meeting Calendar
- Assessment Rate History Report
- Benefit Fee Trends Report

DC Ranch®
Community Council

Board of Directors & Officers Terms

Bylaws: Two (3 YR.) terms or a maximum of 6 YR. Total

MEMBER	TERM BEGAN	TERM	TERM ENDING	RE-ELECTION ELIGIBLE	NOTES
Ron Belmont	4/1/2023	2nd (in joint role)	3/31/2027	No	Joint Board Director*
Heidi Rosner	4/1/2024	1st	3/31/2027	Yes	
Adrianne Wright	10/1/2026	1st	3/31/2027	Yes	Filled special vacancy
John Crow	4/1/2025	1st	3/31/2028	Yes	
Elizabeth Kepuraitis	4/1/2022	2nd	3/31/2028	No	
Dinesh Kakwani	4/1/2023	2nd	3/31/2029	No	
Rolland Dickson	4/1/2023	2nd	3/31/2029	Yes	
OFFICERS					
Ron Belmont	President				
John Crow	Vice President				
Elizabeth Kepuraitis	Secretary/ Treasurer				

*Covenant Commission Member serving on Community Council Board

COMMUNITY COUNCIL BOARD OF DIRECTORS
2027 Open Meeting Schedule

Date	Event	Time	Location
Jan. 27	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
March 31	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
May 26	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
July 28	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
Sept. 29	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
Oct. 20	Budget Work Session	4:30 to 6:30 p.m.	Desert Camp and Zoom
Nov. 3	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom

Revised 10.29.2026

November 2026 Staff Report
September & October Review

Finance and Administration

- *Personnel*. Recruiting to fill two vacant Event and Program Coordinator positions.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in September: Tiffany Horstman – 2 years, Alexandra Duemer – 8 years, and in October: Jay Hinnant – 2 years, Devin Haggerty – 11 years.
- *Information Technology.* Cybersecurity and IDS (Intrusion Detection Systems) had no issues during the period. Networks (59 in total) had 97.98% uptime. Upcoming focus on FAMP and deployments to @dcranch.com structure.
- *2027 Budget Development.* The Board reviewed a draft of the proposed 2027 budget during a joint work session with the Finance Committee on September 30, followed by an open budget work session on October 21.
- *National First Responders Day.* At the Board's recommendation, the Community Council organized an opportunity for residents to recognize the first responders who serve DC Ranch and the surrounding community. In October, residents wrote nearly 100 thank you cards for local fire and police departments. The Council also delivered pizza and expressions of appreciation to show gratitude for their dedicated service.
- *The DC Ranch Team wishes the Board and residents a safe, happy, and healthy Thanksgiving holiday.*

Events, Programs and Recreation

- *Coffee 202.* In September, residents enjoyed learning about coffee and a curated tasting presented by Press Coffee.
- *Comedy Night.* Comedian Jackie Flynn will headline the show while residents laugh, enjoy light bites and beverages.
- *DC Ranch Gives: Open Hands.* Residents traveled together to Open Hands Food Pantry, where they helped assemble monthly food kits and emergency kits for families facing food insecurity across the Valley.
- *Fitness Classes.* Participation remained steady in September and gradually increased in October, with waitlists in place for several programs. Two new classes began in October, including Stretch and Mobility and a High Intensity Training.
- *Fitness Equipment 101.* In October, residents expressed appreciation for the class which provided guidance on how to use the Fitness Center equipment properly and safely.
- *Lifelong Learning: Eras of Music.* The SoSco Duo walked residents through various time periods of music while they enjoyed light bites and beverages.
- *Line Dancing.* Residents learned new line dancing routines over three weeks of classes, culminating in an outing to Foley Ranch to show off their moves.

- *Paint & Sip.* Residents were invited to showcase their creativity as they were led through a step-by-step tutorial of a beautiful nighttime, desert canvas painting.
- *Path & Trail Forum.* In October, residents heard from three speakers representing McDowell Sonoran Conservancy, Beth Overton, former DCRCC Facility Director, and Jackie Flores, Community Center and Amenities Director. Together, the presentations provided residents with valuable insights into the system's history, current operations, and future direction.
- *Prickly Pumpkin Patch.* Pumpkins lined the interior of Desert Camp as young residents selected a pumpkin to decorate and take home. They also made Fall trail mix and listened to a Halloween story. This program was moved indoors at Desert Camp due to a rainstorm. Although space was tight, residents appreciated that it was not canceled.
- *Racquet Sports.* Throughout October, residents participated in a two-part beginner pickleball clinic, an intermediate clinic, and a DUPR rating session, providing opportunities to learn new skills and further develop their abilities.
- *Social Hour.* Monthly, residents gather to enjoy music, beverages, and light bites while connecting with neighbors.
- *Speaker Series: Coexisting with Wildlife.* Representatives from Southwest Wildlife Conservation Center shared valuable information with residents about the importance of local wildlife, how to coexist safely with animals and best practices.
- *Spooky Carnival: Gotham Ranch.* Caped crusaders stepped into the shadows of Gotham for a night of adventure. Residents played carnival games, made mask crafts, danced, and enjoyed Gotham themed food. Youth entered the Bat Cave where tickets were traded for full size candy bars and novelty toys. Batman and Deathstroke saved the night as the Riddler and Joker tried to cause chaos. The evening was Bat-Tastic!
- *Storytime: Cowgirl Jan.* Young residents enjoyed a cowboy storytime, tasty snacks, and a fun cowboy hat decorating activity.
- *Yappy Hour.* Residents and their pup stopped by the north patio dressed in their best Halloween costumes during sunset. Pups took home treats with a plush toy and treat bag for their tricks at home.
- *Resident-Led Clubs*
    - *Card & Games (Social Bridge, Mah Jongg and Hand and Foot)* continue to meet weekly with attendance steadily increasing since the beginning of October.
    - *Pickleball Club* has seen a spike in participation as residents return from the summer and the weather cools.
    - *Hiking Club* returned for the season starting in October. Club members explored Marcus Landslide and Granite Mountain Loop trail.
    - In September, the *Women's Club* kicked off the Fall season with Loteria and Sangria. In October, a small group of ladies went to Lip Lap and created their perfect lip shade followed by lunch at the Scottsdale Quarter.

Community Engagement

- *New Resident Welcome*. Neighborhood Voting Members continue to welcome new residents each month with welcome bags. Welcome bags include new resident welcome information, City of Scottsdale collateral, and DC Ranch branded beach towel and picture frame.
- *'Round the Ranch Sunset Tour.* In October residents gathered at Grimaldi's on Market Street before departing for a guided drive through the community. With beautiful weather and

insight from tour guide Trevor Barger, residents enjoyed learning about DC Ranch's design, villages, and history before taking in sunset views in Upper Canyon.

Communications

- *Winter Program Guide.* The Winter Program Guide was completed in October. The publication outlines events and programs in December, January and February. A digital version was uploaded to DCRanch.com and copies were printed for residents to pick up.
- *Brand Refresh and Website Redesign.* The Community Council is undertaking a brand refresh and website redesign. The first phase, the brand refresh, is complete. Components will continue to be rolled out over the coming months. The second phase of the project, the website redesign, is underway. The design of the new website and content writing were completed, and the build-out of the website is in progress. After beta testing, the new website is anticipated to launch in January 2027.
- *Photography and videography.* The Communications Team is working with a professional photographer and videographer to refresh the library of stock images and video content, which will be used on the new website.
- *Social media promo.* In collaboration with the Community Engagement Team, three short videos were created with the Batman character actor to help promote Spooky Carnival: Gotham Ranch. The videos were shared on Facebook and Instagram in the weeks leading up to the event.
- *Community Safety Forum.* The Communications Team provided communications and design work for the Ranch Association's annual Community Safety Forum held in October.
- *Storm cleanup emails and neighborhood projects.* The Communications Team supported the Ranch Association with emails about the September storm impacts and cleanup. And informed various neighborhoods about projects, including road maintenance and tree trimming.

Facilities

- *Community Centers.* Throughout September and October, Desert Camp and The Homestead welcomed an increasing number of returning residents, with fitness center and pool usage rising as seasonal activity picked up. The two Precor bikes have become a "must-use" amenity for residents, with more than 13,923 calories burned and 476 miles ridden combined. Staff remained focused on daily operations, resident service and preparing both facilities for the busy fall season.
- *Facility Maintenance.* A continued focus on preventative maintenance, asset preservation, and completion of planned capital and reserve projects throughout the community centers and common areas. Routine preventative maintenance remains an important part of protecting the Community Council's investment in its facilities, reducing unexpected disruptions, and extending the useful life of community assets.
- *Community Center Capital and Reserve Projects*
    - The Desert Camp locker room repair project progressed significantly during October, with the men's locker room repairs completed and the space reopened for resident use. Temporary lavatory partitions remain in place, with permanent partitions scheduled for delivery and installation in November as the project continues into its remaining phases.

- Installation of the new basketball court and playground lighting at Desert Camp was also completed in October as part of the Council's 2026 approved capital plan. The project improves safety and functionality within these highly utilized outdoor amenity areas while representing continued reinvestment in existing community assets.
- The planned reserve replacement of audiovisual equipment at The Homestead was completed during October. The updated equipment supports the continued functionality of the facility for community meetings, programs, and events while addressing the lifecycle replacement of aging technology.

Public Affairs

- *Thompson Peak Bridge Expansion*. The city of Scottsdale hosted a groundbreaking ceremony at the site on Oct. 27 with Council participation. Construction is scheduled to start on Nov. 2 and will take place weekdays from 7 a.m. to 5 p.m. The initial phase of construction will include native plant salvage and relocation, underground utility identification and possible relocation, and shaft drilling for bridge supports. Travel lanes will not be impacted during this phase of construction.
- *Copper Ridge School Closure.* No date has been set for when the SUSD governing board will begin discussion on potential use for the facility after it closes in May 2027. Staff have initiated legal research for possible repurposing of the facility after closure.
- *City Elections.* In partnership with the Scottsdale Chamber of Commerce, DC Ranch hosted a City Council Candidate Forum on Oct. 19. All three candidates participated with about 50 in attendance.
- *Bridge on Legacy Blvd.* While the expansion of the bridge on Legacy is not in the city's current budget, they recently applied for a federal grant to help with funding. The Community Council provided a letter of support to accompany the grant application.

Community Council

Legend

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

0 Use **0** if program was cancelled for another reason (low attendance, weather, etc)

2026 Community Council Executive Report Statistics

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Adult Specialty Events	-	120	-	-	-	41	-	-	-	75			236
Card and Game Classes (Maj, Canasta and Bridge)	-	-	16	-	-	-	-	-	-	-			16
Concert Series	-	-	300	275	220	-	-	-	-	-			795
Creative Arts Class	25	-	30	-	-	-	-	-	-	25			80
Dive In Movies	-	-	-	-	-	35	50	-	-	-			85
Food Truck Night	-	-	100	-	-	-	-	-	-	50			150
Lifelong Learning	14	-	0	-	-	-	-	-	14	-			28
Neighborhood Park Parties	-	-	210	20	-	-	-	-	-	-			230
Path & Trail Programs (Walks, Strolls, Forum)	16	15	18	-	-	-	-	-	0	45			94
Performing Arts	-	-	20	-	-	-	-	-	-	-			20
Prickly Pumpkin	-	-	-	-	-	-	-	-	180	-			180
Racquet Sports (Tennis & Pickleball)	-	0	12	3	-	-	-	-	-	22			37
Social Hour	82	-	83	51	50	-	60	58	62	-			446
Specialty Arts & Education (Adult)	-	-	30	-	-	-	-	-	-	-			30
Specialty Arts & Education (Youth)	-	-	-	-	-	24	26	-	-	-			50
Specialty Recreation	-	-	-	-	-	-	-	-	-	17			17
Spotlight Speaker Series	-	98	-	45	-	-	-	-	-	37			180
Sunset Tour	-	36	38	-	-	-	-	-	-	35			109
Tasting Table	25	25	-	-	-	-	-	-	0	-			50
Yappy Hour	-	25	-	20	-	-	-	-	-	22			67
Youth & Teen	-	0	-	21	55	26	20	-	17	0			139
TOTAL	162	319	857	435	325	126	156	58	273	328	0	0	3,039

Health & Wellness Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Aqua Fitness	14	15	20	22	14	9	9	8	13	9			133
Aqua Fitness Drop-in	4	18	15	8	6	3	7	11	0	8			80
Fitness Equipment 101	-	-	-	-	-	-	-	-	-	11			11
Full Body Pilates	32	33	24	36	30	21	10	12	17	24			239
Full Body Pilates Drop-in	13	27	21	11	9	12	4	7	9	6			119
Health & Wellness (Rotating)	29	0	11	20	8	0	0	0	6	18			92
High Intensity Training	-	-	-	-	-	-	-	-	-	5			5
High Intensity Training Drop-in	-	-	-	-	-	-	-	-	-	-			0
Restorative Yoga	12	11	11	7	0	-	-	-	-	-			0
Restorative Yoga Drop-in	12	5	2	2	-	-	-	-	-	-			0
Step & Sculpt Class	5	4	0	-	-	-	-	-	-	-			9
Step & Sculpt Class Drop-In	0	1	-	-	-	-	-	-	-	-			1
Strength and Balance	62	59	62	54	42	22	21	20	25	33			400
Stretch and Mobility	-	-	-	-	-	-	-	-	-	9			9
Stretch and Mobility Drop-in	-	-	-	-	-	-	-	-	-	2			2
Strength and Balance Drop-in	18	22	20	8	11	6	10	6	9	9			119
Yoga Basics	24	24	24	22	16	14	10	12	15	16			177
Yoga Basics Drop-In	15	12	10	7	8	7	11	2	4	8			84
Zen Yoga	11	13	12	10	9	7	8	9	10	7			96
Zen Yoga Drop-in	10	7	8	8	9	4	7	2	5	3			63
TOTAL	261	251	240	215	162	105	97	89	113	168	0	0	1,639

Resident-Led Club Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Book Club (monthly)	10	10	7	6	-	-	-	-	-	6			39
Bridge (weekly)	37	55	37	37	28	15	14	14	13	16			266
Stitch Social Club (biweekly)	2	4	3	3	-	-	-	-	-	-			12
Hand & Foot Canasta (weekly)	40	45	30	46	36	21	19	20	22	20			299
Hiking (bi-weekly)	25	22	20	14	-	-	-	-	-	25			106
Mah Jongg (weekly)	61	69	93	55	43	37	38	34	40	46			516
Mountain Biking (monthly)	2	2	1	-	-	-	-	-	-	-			5
Pickleball (2x per week)	192	165	182	162	126	90	86	91	101	95			1,290
Women's (monthly)	14	13	26	20	24	19	15	20	20	6			177
TOTAL	383	385	399	343	257	182	172	179	196	214	0	0	2,710

Signature Events & Celebrations Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Community Celebrations	-	-	64	-	-	-	-	-	-	-			64
DC Ranch Day	510	-	-	-	-	-	-	-	-	-			510
Eggstravaganza	-	-	-	550	-	-	-	-	-	-			550
Special Celebrations	-	-	100	-	-	-	-	-	-	-			100
Spooky Carnival	-	-	-	-	-	-	-	-	-	400			400
Winter Celebrations	-	-	-	-	-	-	-	-	-	-			0
TOTAL	510	0	164	550	0	0	0	0	0	400	0	0	1,624

Playhouse Theatre Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Audience (Attendance)	-	-	-	170	579	-	-	-	-	-			749
Auditions	32	-	-	-	-	-	-	-	-	-			32
Backstage Program/Volunteers	-	-	-	5	6	-	-	-	-	-			11
Cast Members	-	30	-	-	-	-	-	-	-	-			30
Registrant Total	32	30	0	175	585	0	0	0	0	0	0	0	822

Charitable Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
DC Ranch Gives	-	12	-	83	-	-	-	-	18	-			113
Volunteer Appreciation Event	-	-		52	-	-	-	-	-	-			52
TOTAL	0	12	0	135	0	0	0	0	18	0	0	0	165

Communications	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
DCRanch.com Real Estate Agent Listings Purchased	0	0	0	0	0	6	0	2	5	1			14
DCRanch.com Users	4,836	4,283	5,510	5,125	4,019	3,556	4,803	3,562	4,015	4,496			44,205
Emails	21	29	27	25	15	19	30	29	36	22			253
Text Messages	0	0	0	0	0	0	0	0	0	0			0
Facebook Posts	3	6	12	12	9	8	8	8	12	9			87
Instagram Posts	4	3	9	5	4	6	1	4	3	9			48
Ranch News Articles	11	12	10	11	10	9	NA	9	9	13			94
TOTAL	4,875	4,333	5,568	5,178	4,057	3,604	4,842	3,614	4,080	4,550	0	0	44,701

Total Check-Ins	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Desert Camp Front Desk*	1,246	1,169	1,318	1,129	1,084	963	993	1,036	1,032	1,132			11,102
Desert Camp Fitness Center*	929	881	1,003	842	849	709	801	861	966	1,042			8,883
The Homestead Front Desk*	59	49	56	74	55	30	54	39	47	60			523
TOTAL	2,234	2,099	2,377	2,045	1,988	1,702	1,848	1,936	2,045	2,234	0	0	20,508

Unique Check-Ins	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average
Unique Users*	217	220	228	200	185	178	252	270	302	330			238

Community Centers Use	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Desert Camp (Events, Programs, Clubs & Meetings)	106	112	100	111	86	92	91	80	76	102			956
The Homestead (Events, Programs, Clubs & Meetings)	8	14	9	10	15	11	10	6	14	20			117
Desert Camp Rentals	3	6	4	5	4	4	3	2	3	5			39
The Homestead Rentals	2	5	4	2	4	3	0	2	4	3			29
TOTAL	119	137	117	128	109	110	104	90	97	130	0	0	1,141

Desert Camp Tennis & Pickleball Bookings	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Tennis Courts (2 reservable)	211	166	112	140	128	126	72	76	96	106			1,233
Pickleball Courts (3 reservable)	375	337	236	265	179	112	95	93	123	171			1,986
Court Bookings Total	586	503	348	405	307	238	167	169	219	277	0	0	3,219

*January through April numbers have been corrected

DC Ranch Community Council, Inc.

Budget 2027 (working new)

Description	Budget 2027 (working new)	%	Budget 2026 (Approved)	%	Variance 1	%
Income	**6,348,545**	**100.00%**	**6,122,446**	**100.00%**	**226,099**	**03.7%**
Assessments	3,795,008	59.80%	3,684,204	60.20%	110,804	03.0%
Community Benefit Fees	1,900,000	29.90%	1,700,000	27.80%	200,000	11.8%
Community Celebrations Income	12,500	0.20%	14,000	0.20%	-1,500	-10.7%
Community Events Income	6,535	0.10%	5,500	0.10%	1,035	18.8%
Charitable Events Income	-	-	-	-	-	N/A
Recreation Programming Income	93,915	1.50%	98,475	1.60%	-4,560	-04.6%
Arts & Education Income	23,367	0.40%	22,096	0.40%	1,271	05.8%
Community Engagement Income	800	0.00%	800	0.00%	-	N/A
Facilities Income	28,510	0.40%	24,570	0.40%	3,940	16.0%
Cost Share Reimbursement	327,155	5.20%	416,821	6.80%	-89,666	-21.5%
Other Income	160,755	2.50%	155,980	2.50%	4,775	03.1%
Expense	**6,348,545**	**100.00%**	**6,122,446**	**100.00%**	**226,099**	**03.7%**
Personnel	3,355,502	52.90%	3,188,401	52.10%	167,101	05.2%
Administrative Costs	423,318	6.70%	395,042	6.50%	28,276	07.2%
Travel/Mtgs/ERR	85,748	1.40%	87,903	1.40%	-2,155	-02.5%
Community Celebrations	295,400	4.70%	290,700	4.70%	4,700	01.6%
Community Events	68,400	1.10%	66,150	1.10%	2,250	03.4%
Charitable Events	-	-	-	-	-	N/A
Recreation Programming	139,405	2.20%	139,250	2.30%	155	0.1%
Arts & Education	82,625	1.30%	78,925	1.30%	3,700	04.7%
Community Engagement	65,320	1.00%	65,780	1.10%	-460	-0.7%
Communications	74,299	1.20%	75,077	1.20%	-778	-01.0%
Facilities/Occupancy	817,858	12.90%	867,612	14.20%	-49,754	-05.7%
Other Expenses	186,066	2.90%	135,202	2.20%	50,864	37.6%
Fund Allocations	754,604	11.90%	732,404	12.00%	22,200	03.0%
Operating Income	**-**	**-**	**-**	**-**	**-**	**N/A**
Reserve Income	**-**	**-**	**-**	**-**	**-**	**N/A**
Fund Allocations Income	-	-	-	-	-	N/A
Other Income - Reserve	-	-	-	-	-	N/A
Reserve Expense	**-**	**-**	**-**	**-**	**-**	**N/A**
Reserve/Capital Expenses	-	-	-	-	-	N/A
Depreciation	-	-	-	-	-	N/A
Net Income	**-**	**-**	**-**	**-**	**-**	**N/A**

DC Ranch Community Council

History of Assessment Rates

for years 1998-2027

Actual Rate Increases			5% Y/Y Calculation	
Year	Rate	% Increase	Rate	% Increase
1998	$ 16.50			
1999	16.50	0.00%		
2000	19.47	18.00%		
2001	23.36	19.98%		
2002	23.85	2.10%		
2003	25.04	4.99%		
2004	25.66	2.48%		
2005	25.66	0.00%		
2006	25.66	0.00%		
2007	31.00	20.81%		
2008	37.00	19.35%		
2009	38.00	2.70%		
2010	40.00	5.26%	$ 39.90	5.00%
2011	40.00	0.00%	41.90	5.00%
2012	40.00	0.00%	43.99	5.00%
2013	40.00	0.00%	46.19	5.00%
2014	40.00	0.00%	48.50	5.00%
2015	40.00	0.00%	50.92	5.00%
2016	43.00	7.50%	53.47	5.00%
2017	45.00	4.65%	56.14	5.00%
2018	47.00	4.44%	58.95	5.00%
2019	49.00	4.26%	61.90	5.00%
2020	52.00	6.12%	64.99	5.00%
2021	52.00	0.00%	68.24	5.00%
2022	52.00	0.00%	71.65	5.00%
2023	69.00	32.69%	75.24	5.00%
2024	78.00	13.04%	79.00	5.00%
2025	82.00	5.13%	82.95	5.00%
2026	83.00	1.22%	87.10	5.00%
2027	85.50	3.01%	91.45	5.00%
	16.50	23.9%		
	5 year avg	4.8%		

DC Ranch Community Council

Benefit Fees Trend

Years 2020-2026

Year	Budgeted Benefit Fees	Total Actual Benefit Fees	Percent of Total Revenue	Total Assessments	Percent of Total Revenue	Total of Other Revenue	Percent of Total Revenue	Total Revenue
2010	877,500	1,073,308	36%	1,632,811	55%	270,373	9%	2,976,492
2011	1,050,000	1,404,626	40%	1,688,368	48%	455,283	13%	3,548,277
2012	1,175,000	1,036,188	31%	1,633,649	50%	622,054	19%	3,291,891
2013	1,040,000	1,380,121	41%	1,630,958	49%	330,498	10%	3,341,577
2014	1,300,000	1,429,826	42%	1,672,567	49%	334,390	10%	3,436,783
2015	1,416,500	1,401,816	40%	1,724,094	49%	359,197	10%	3,485,107
2016	1,437,750	1,754,749	44%	1,866,934	46%	407,707	10%	4,029,390
2017	1,469,250	1,533,782	40%	1,953,792	50%	392,699	10%	3,880,273
2018	1,500,000	2,481,459	52%	2,039,071	43%	275,704	6%	4,796,234
2019	1,500,000	1,973,958	44%	2,137,244	48%	373,112	8%	4,484,314
2020	1,500,000	2,698,074	51%	2,291,068	43%	294,389	6%	5,283,531
2021	1,500,000	4,916,984	65%	2,302,690	30%	350,891	5%	7,570,565
2022	1,650,000	2,822,213	51%	2,305,134	41%	453,639	8%	5,580,986
2023	1,500,000	2,545,082	41%	3,062,772	49%	591,206	10%	6,199,060
2024	1,500,000	2,588,409	38%	3,462,264	50%	846,662	12%	6,897,335
2025	1,650,000	2,544,191	36%	3,639,816	52%	862,651	12%	7,046,658
2026*	1,700,000	3,091,922	51%	2,455,638	41%	469,345	8%	6,016,905

** Through August 31, 2026*

DC Ranch

Ranch Roundup

A monthly highlight of news and events in DC Ranch.

One Community, Four Villages: Country Club | Desert Camp | Desert Parks | Silverleaf

OCTOBER 2026

Storm impacts and recovery



September's powerful monsoon storms caused significant flooding, erosion and debris throughout portions of DC Ranch. The Landscape, Maintenance and Community Patrol teams responded quickly, working tirelessly to restore safe access, clear roadways and drainage areas, and begin recovery efforts.

Streamlined design review process coming soon

Beginning Jan. 1, 2027, the DC Ranch Covenant Commission will become the central destination for DC Ranch design review and modification applications. This transition will bring the process together in one place, making it easier for residents to know where to go and who to contact when planning improvements to their homes. The existing modification review process remains in place through Dec. 31, 2026. More information will be shared soon.

2027 annual budgets

Residents can provide input at the Community Council budget workshop at Desert Camp or via Zoom on Wednesday, Oct. 21 at 5:30 p.m. Residents are also invited to join the Ranch Association's NVM Budget Forum via Zoom on Monday, Oct. 26 at Noon.

The 2027 budgets will be approved at the upcoming Board of Directors meetings. Residents are encouraged to attend at Desert Camp or via Zoom.

Ranch Association
Tuesday, Nov. 3 | 5 p.m.

Community Council
Wednesday, Nov. 4 | 5:30 p.m.

Copper Ridge School closure

On Oct. 6, the Scottsdale Unified School District (SUSD) Governing Board voted to close Copper Ridge and Laguna schools at the end of the current school year due to declining enrollment. At this time, no decisions have been made regarding the future use of Copper Ridge, and it is unlikely that any decisions will be reached for several months.

The DC Ranch Community Council is working closely with the SUSD Superintendent to stay informed about the district's next steps. Although DC Ranch does not have an official vote in this process, the Council will actively advocate for an outcome that serves the best interests of the DC Ranch community. The Council will also seek legal guidance regarding the property and its potential future uses.

City Council candidates to answer community questions

The Scottsdale Area Chamber of Commerce and DC Ranch will host a City Council Candidate Forum on Monday, Oct. 19, from 6 to 7:30 p.m. at The Homestead Community Center.

Two seats on the Scottsdale City Council are open and all three candidates have been invited to participate. Hosting the forum does not constitute an endorsement of any candidate.

Desert Camp locker room repairs near completion



The men's locker room reopened Oct. 12, featuring updated showers, counters, sinks, lighting, finishes and infrastructure improvements. Tile and finish selections were thoughtfully chosen to align with the DC Ranch Site Improvement Plan (DCSIP) color palette, creating an updated, elegant space that integrates seamlessly with the surrounding facility. Work is now in progress with the family locker room.

Help us thank local first responders

Through Oct. 23, please stop by Desert Camp Community Center to write a card of thanks for the first responders who serve our community! Your note is a simple way to let them know their service is seen and appreciated. Collected cards will be delivered to the Scottsdale Fire and Scottsdale Police stations on Market Street on National First Responders Day.

Community Council Board seat filled

Congratulations to Adrianne Wright on her appointment to the Community Council Board. She fills the special vacancy and will serve through March 31, 2027, alongside Directors Ron Belmont, John Crow, Rolland Dickson, Dinesh Kakwani, Elizabeth Kepuraitis and Heidi Rosner.

Desert Camp closure

Desert Camp Community Center and all indoor and outdoor amenities will be closed on Saturday, Oct. 24 from 5 to 8:30 p.m. for the annual Spooky Carnival.

Bridge construction to start

The city of Scottsdale has hired Ames Construction to expand the Thompson Peak Parkway bridge, with construction anticipated to begin Oct. 26. Ames will build a new two-lane bridge on the northbound roadway, addressing the current transition from four lanes of traffic to a two-lane bridge. The project will also replace the existing bridge's wood railing with a metal railing designed to match the new bridge. The change is expected to reduce maintenance requirements for both structures.

Life in *Harmony*.

Resident Jan Dubauskas shares, "We are so proud of our son (and big brother), Trevor, a Scottsdale Firefighter at Station 608. We made and dropped off Funfetti cupcakes for his entire crew to say a big "Thank You" for their service."



In case you missed it!

Costumes, treats and plenty of tail wags made October's Yappy Hour on the North Patio a fun way to celebrate spooky season! Residents Brooke and Pody Uppal brought their adorable pup, Navy, in a Minnie Mouse costume purchased for their upcoming trip to Disneyland.



COMMUNITY MEETINGS

Community Council Budget Work Session
Wednesday, Oct. 21 | 5:30 p.m. | Desert Camp or Zoom

NVM Budget Forum
Monday, Oct. 26 | Noon | Zoom

Modification Committee Meeting
Tuesday, Oct. 27 | 2 p.m. | Ranch Office or Zoom

Ranch Association Finance Committee
Wednesday, Oct. 28 | 3 p.m. | Ranch Office or Zoom

Ranch Association Board of Directors
Tuesday, Nov. 3 | 5 p.m. | Desert Camp or Zoom

Community Council Board of Directors
Wednesday, Nov. 4 | 5:30 p.m. | Desert Camp or Zoom

Modification Committee
Tuesday, Nov. 10 | 2 p.m. | Ranch Office or Zoom

EVENTS AND PROGRAMS

TUESDAY, OCT. 20

Path & Trail Forum
5:30 to 7:30 p.m. | The Homestead
Ages 21+ | RSVP

Learn about DC Ranch's 50+ miles of paths and trails, featuring guest speakers from the McDowell Sonoran Conservancy. Discover interesting facts about the Sonoran landscape, stewardship and how the trails connect to the Preserve. Light bites and beverages provided.

WEDNESDAY, OCT. 21

Prickly Pumpkin Patch
4:30 to 5:30 p.m. | Desert Camp
Ages 0-14 | $12

Join other families to find the perfect pumpkin, take a fall photo, play games with neighbors, and create a fall craft! Light snacks and juice provided. Children must be accompanied by an adult; no fee for adults.



SATURDAY, OCT. 24

Spooky Carnival: Gotham Ranch
6 to 8 p.m. | Desert Camp
All ages | $15 (ages 4+)

Step into the shadows of Gotham City for a night of heroic adventure. Explore carnival games, create crime-fighting crafts, dance to beats spun by a Gotham DJ, and enjoy a buffet dinner fit for Gotham's finest. Keep an eye out for surprise encounters from the city's most infamous rogues! Don't forget to stop by the Bat Cave for full-sized candy or novelty items.

WEDNESDAY, OCT. 28

Food Truck Night
4:30 to 6:30 p.m. | Desert Camp

Enjoy a night off from cooking as Rockin' Rolls Sushi & Lobster and Fajita Freaks roll into DC Ranch!

FRIDAY, OCT. 30

Comedy Night
6:30 to 8 p.m. | The Homestead
Ages 21+ | $23

Get ready for a night of laughter. Residents will enjoy the sharp wit and hilarious anecdotes as a local comedian takes the stage. It's the perfect way to unwind with light bites and beverages. Doors open at 6 p.m. Performance begins at 6:30 p.m.

NOV. 1-30

Gives: Holiday Toy Drive
Drop off at Desert Camp and The Homestead



Join DC Ranch Gives in supporting Arizona's Children Association's Gifts of Hope program. Throughout the month of November, residents are invited to donate new, unwrapped toys, books and gifts that will be distributed to children and families involved with foster care, kinship care, and family support programs across Arizona.

Details are subject to change. Visit DCRanch.com/calendar for the meeting calendar. | Log into Club Automation for event and program registration.

Desert Camp Community Center
9260 E. Desert Camp Dr. | 480.342.7178

The Homestead Community Center
18600 N. 98th St. | 480.585.1641

Ranch Office
18867 N. Thompson Peak Pkwy., Suite 100 | 480.513.1500

Visit DCRanch.com for more community updates, news and information.

Follow us on Instagram: **@dcranch**

Like us on Facebook: **@dcranch**

Fitness Classes

FALL 2026
September | October | November

	Monday	Tuesday	Wednesday	Thursday	Friday
7 a.m.					
7:30 a.m.	7:30-8:30 a.m. **Zen Yoga** (M/W/F)		7:30-8:30 a.m. **Zen Yoga** (M/W/F)		7:30-8:30 a.m. **Zen Yoga** (M/W/F)
8 a.m.	8-9 a.m.* **Aqua Fit** (M/W/F)		8-9 a.m.* **Aqua Fit** (M/W/F)		8-9 a.m.* **Aqua Fit** (M/W/F)
8:30 a.m.					
9 a.m.	9-10 a.m. **Full Body Pilates (M/W)**	9-10 a.m. **Yoga Basics (T/TH)**	9-10 a.m. **Full Body Pilates (M/W)**	9-10 a.m. **Yoga Basics (T/TH)**	
9:30 a.m.					
10 a.m.					
10:30 a.m.	10:30-11:30 a.m. **Strength & Balance (M/W)**	10:30-11:30 a.m. **Strength & Balance (T/TH)**	10:30-11:30 a.m. **Strength & Balance (M/W)**	10:30-11:30 a.m. **Strength & Balance (T/TH)**	
11 a.m.					
11:30 a.m.					
Noon	12-1 p.m. **Strength & Balance (M/W)** Nov.		12-1 p.m. **Strength & Balance (M/W)** Nov.		
12:30 p.m.		12:30-1:30 p.m. **Stretch & Mobility (T/TH)** Oct./Nov.		12:30-1:30 p.m. **Stretch & Mobility (T/TH)** Oct./Nov.	
1 p.m.					
1:30 p.m.					
2 p.m.					
2:30 p.m.					
3 p.m.					
3:30 p.m.					
4 p.m.	4-5 p.m. **High Intensity Training (M/W)** Oct./Nov.	4-5 p.m. **Full Body Pilates (T/TH)** Nov.	4-5 p.m. **High Intensity Training (M/W)** Oct./Nov.	4-5 p.m. **Full Body Pilates (T/TH)** Nov.	
4:30 p.m.					
5 p.m.					
5:30 p.m.					
6 p.m.					
6:30 p.m.					
7 p.m.					

Note: There are no classes on Sept 7 and Nov. 25-27.

*Winter hours begin in Oct.: 9 to 10 a.m.

To make registration easier for ongoing fitness programs, residents may purchase classes in advance. Registration is now open for all September, October and November classes. Cost varies per session. Drop-in fee is $10 per class.

Details are subject to change. Log into Club Automation for fitness class registration.