



# Sun Ranch Owners' Association

## Summer Newsletter, August / September 2022

Greetings from the Aeneas Valley during the dog days of summer! We hope this finds you all healthy and happy. After 2 years we were finally able to have an in-person annual meeting. It was a typical in-person meeting—which most of you know what that means—and, in the end, good results came from it.

There is a lot to do to define our covenants and bylaws to make sure we are following them as intended. We have had issues with this for years and this board vows to get things straightened out and get the train on the right track once and for all.

Board meetings tend to be scheduled the 2<sup>nd</sup> Saturday of each month, with sabbatical months being December and January. Please try to attend a meeting or two to voice your opinion on any Sun Ranch subject. We welcome members' input. Announcements of meetings are posted on our website, [www.sunranchtonasket.org](http://www.sunranchtonasket.org), and on the Headquarters gate. It would be our pleasure to have you there.

**Ballot results.** Your new 2022-2023 board members, based on the results from the ballots turned in at the annual meeting, are Andy Jones, president; Mary Ellen Zell, vice president; Todd Norris, vice president; Tina Dennis, secretary; and Carol Lynch, treasurer. We look forward to working together to help make Sun Ranch an even better place to live or visit.

Non-board members are Trisha Stockinger, assistant secretary, and Nancy Spears, vice president of compliance (i.e., adherence of covenants and by-laws).

The website [www.sunranchtonasket.org](http://www.sunranchtonasket.org) has all the necessary contact info if you need to get in touch with any of the board members.

**Burn ban.** As we write this, there is a burn ban in effect, currently for ***extreme fire danger***. There are to be no bonfires, fireworks, target shooting, or use of charcoal BBQs, and please do not drive over dry tall grass in *any* vehicle (car, truck, UTV, ATV, or side-by-side)—remind your kids! Please keep the grass in the middle of your driveway mowed or weed-whacked (for those who don't live here, when you visit your property, please come prepared to weed whack *before* driving in to your driveway). Aeneas Valley Fire Department recommends mowing before 10 a.m. to reduce the fire danger from sparks when hitting rocks.

We are looking into the cost of mowing our less-traveled roads. Please contact us at [sunranchmemberstonasket@gmail.com](mailto:sunranchmemberstonasket@gmail.com) if your road needs attention or if you have suggestions or want to volunteer your time and/or equipment for this endeavor. This ban will most likely remain in effect until November 1<sup>st</sup>, but this depends on the weather.

Additional information about this can be found at Headquarters, or notify [sunranchmemberstonasket@gmail.com](mailto:sunranchmemberstonasket@gmail.com) and we will email you great information on how to help protect your house and property.

**Communications.** We are continuing to collect email addresses to correspond with our members to save paper and postage costs. If you have internet access and wouldn't mind receiving your newsletters and any other pertinent information via email, please send your email address to [sunranchmemberstonasket@gmail.com](mailto:sunranchmemberstonasket@gmail.com). Otherwise, we will continue to mail all notices to you via USPS. (Annual assessment notices will continue to be mailed via USPS.)

Also, if you would like the board to be able to immediately contact you in the event that important information be relayed to you about your property, please provide us with the best phone number to reach you. Email addresses and phone numbers will not be shared with other members or organizations.

**Speeding.** The speed limit on all Sun Ranch roads is **15 MPH**. There has been a surge of people believing the speed limit is 30, 40, or even 50 MPH. ATVs, UTVs, motorcycles, cars, buggies, you name it, are going way too fast and are literally tearing up the roads, of which we all pay to maintain and repair when necessary. Many more people are living here in our Sun Ranch community full time now. They include people who are taking their morning jog or walk on the roads, taking their children for rides in a wagon on the roads, and riding bicycles on the roads. And remember to consider that wildlife may be in the road or attempting to cross.

A speed bump has been installed in one area that has a higher volume of walkers/joggers. If the complaints about speeders continue, it may be necessary to install additional speed bumps throughout the community. [So, PLEASE SLOW DOWN to 15 MPH!!!](#)

**Rumors.** We all know how rumors abound here in the valley. The information we hear may be believable, and we often don't consider that it may not be accurate. Some guidance:

- Think twice before passing along information that you don't know for sure is absolutely true.
- Ask the person if they have proof. If they don't, remind them that spreading rumors can be damaging to people.
- Consider contacting the person(s) identified in the rumor to discuss with them what you've heard. You may find out much more to the story.
- Respect your friends and neighbors.

**Building Approvals.** The Building Approval form and information is located on our website under Member Information. All structures need to be approved by the board *prior to* building. Either bring the required documentation to a board meeting or email the documentation to a board member. Forms and other documentation are reviewed at the monthly board meetings. You will either be notified of approval (or be requested to provide more information) at the meeting or by email after the meeting. When deciding on your building plans, take into account the covenants:

**Section V.(a), Approval of all changes to property required:** For clarification, this includes all structures regardless of its size; what the structure will be used for; whether the structure is temporary or permanent; and can take into account any landscaping (in the past, we have not required people to submit landscaping changes).

**Section V.(b), Board Criteria for Approval:** Among other things, this section says "to assure that any change will be of good and attractive design and in harmony with the rustic and natural setting of the area and will serve to preserve and enhance existing features of natural beauty." The rustic setting is important in our community. Please keep this in mind; your neighbors will appreciate it.

Before you build or add a prebuilt structure on your property, fill out the building approval form and submit to the board. If you have already built or put a prebuilt structure on your property and have not filled out and sent in your building approval form please do so right away.

Lot covenants section C States temporary structures are just that temporary and subject to approval by the board from time to time.

**"Note from your new SROA President"**

**Summer greetings to each of you! On behalf of our new board, I want to wish you all well, and assure each of you that we, along with our many member volunteers, will be working hard to make our association the congenial and responsive organization we all expect and deserve. We will be doing what we can to help enhance the quality and enjoyment of our experience living and visiting here in our beautiful Aeneas Valley.**

**We also want to apologize to all you folks who took the time to attend our Annual Meeting in June and experienced along with us the confusion that took place after the meeting got started. The main issue regarded the use of mail in ballots during the pandemic. As it turned out, mail in ballots were made legitimate during the state mandated restrictions on gatherings. Now that restrictions have been lifted, we will go back to our in person or proxy voting according to our association by-laws. We are determined our next annual meetings will be devoid of controversy, and we will take the opportunity to listen, build goodwill, and get to know each other as neighbors and friends.**

**Enjoy the rest of the summer and don't hesitate to get in touch! Best wishes from your friendly volunteer Sun Ranch Board, temporary staff and officers.**

**Andy, Tina, Mary, Trisha, Carol, Todd, Nancy, Gay**