

RANCHO VILLAS- UNIT TWO

Spring 2025

Thank you to all who attended our recent annual meeting. We appreciate your participation and welcome your feedback.

Craig West has recently concluded his term on the VBM Board of Directors. He was respected for his opinions and contributions to our community. His good sense of humor will surely be missed. We are excited to welcome Clayton Sutherland, our recently elected member! His knowledge in construction will be an asset for the 2025 VBM Board and residents.

The 2025 Board will be meeting on March 31st, to confirm 2025 goals & priorities. We hope to see you there!

Warm regards,
Pam Powley
HOA President



CAVE CREEK RODEO DAYS PARADE – MARCH 22ND!

Join us for the Cave Creek Rodeo Days Parade on Saturday, March 22nd, at 9 AM! Please note that the main gate will close to traffic at 8 AM and will reopen once the parade concludes. The back gate on Habitat Circle will remain open for vehicle access.

We'll have food to share and would love for you to bring a dish! So far, we have two egg dishes, sandwiches, and biscuits & gravy covered. We also have coffee, cups, cream, sugar, and one 6-foot table being provided.

Still needed:

- ☒ Juice & cups
- ☒ One more 6-foot table

If you can bring any of these items, please email us at villasatblackmountain@gmail.com. Looking forward to a fun-filled morning!



Pool Heating Schedule for Easter Holiday

Great news! The pool will be heated for the Easter holiday from Thursday, April 17th, to Thursday, April 24th for residents to enjoy.

Please note that heating will be provided as long as the daytime temperature reaches at least 70°F and the nighttime temperature does not drop below 55°F.

We hope you take advantage of the warm waters and have a wonderful holiday!

A Special Thank You

We would like to extend our heartfelt gratitude to Dennis Klein for his generous donation of a Mesquite Hybrid tree. This beautiful tree has been planted in honor and memory of his partner of over 50 years, George McClung.

Thank you, Dennis, for this meaningful contribution to our community.



COMMUNITY REMINDERS

EXTERIOR DOORS PAINT COLORS

Quad Doors

BEHR "Caramel Swirl" UL130-4 (brown)

BEHR "Heritage Square" UL 210-3 (turquoise)

BEHR "Mojave Sunset" 220 0-7 (terracotta)

GLIDDEN "Warm Caramel" GLN01 (tan)

Each quad needs to have the same color on exterior doors.

We will be discussing possible updates at upcoming board meetings.

ARCHITECTURAL/LANDSCAPE REQUEST FORM

RANCHO VILLAS UNIT II ASSOCIATION
Architectural/Landscape Approval Request Form

Homeowner: _____ Date: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Unit #: _____ EMAIL: _____

Architectural request: Include a detailed description of the request, dates of work, type and color of materials to be used. A detailed drawing must be included as an attachment.

Landscaping request: Include the names of plants to be installed, the location of plant placement on common and limited common areas, dates of work, and any impact on irrigation. Detailed drawings and photos must be included as an attachment.

Request Description: (Please include attachment if description does not fit in space)

Work to be performed by:
Phone: _____

Proposed work dates: Start: _____ Completed: _____

The homeowner agrees to maintain the improvement, if approved by the board of directors or the duly appointed committees. If, in the view of the board of directors, the improvement is not being maintained, the Rancho Villas Unit II Association has the right to remove or maintain the improvement with the homeowner bearing all costs. The homeowner agrees to comply with city, county and state laws and to obtain all necessary permits.

Signature of Homeowner: _____ Date: _____

Make sure to fill out the request form for approval for any architectural and landscaping requests. The form can be found in the case outside the pool entrance and on National Property Services website.

<https://npsphxportal.com/>

Who are National Property Services?



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