

# Greer Ranch

Community Association

October 2019



"We envision a community that offers an inspiring lifestyle and quality of life, and is a desirable place in which to live and enjoy the benefits of family, friends and community."

## UPCOMING EVENTS AND IMPORTANT INFORMATION

### GREER RANCH ANNUAL HALLOWEEN EVENT

Come one, come all!!! Please join us this Sunday, October 13th from 1:00-3:30 pm for a really SWEET HALLOWEEN EVENT! Enjoy a fun filled afternoon with Inflatable fun, Laser Tag, a Costume Contest, Pumpkin Patch, Refreshments, and a Reptile Encounter! Wristbands are available at the office, with guest wristbands (limit 4 per household) available for \$5.00 each. Volunteers are still needed for the event so if you would like help before, during or after the event, please contact Mo Brand at [mobrand@verizon.net](mailto:mobrand@verizon.net).

### HALLOWEEN TRAFFIC

HALLOWEEN is only 3 weeks away, and everyone is looking forward to Trick or Treating fun with family and friends. We need to be mindful however that this "fun" holiday also brings a tremendous amount of vehicle traffic to Greer Ranch, making resident and guest access to the community a nightmare. In an effort to alleviate some of the traffic (especially at the East entrance) we are requesting that you direct all Halloween guests to use the West entrance, where the evening traffic is not generally as busy. Also, please assure that all of your guests are added to your guest list prior to the 31st, as the gate officers will not be able to accept any "call in" guest additions that evening. If you do have last minute guests, please be sure to add them through the DwellingLive system as it will not be able to be done when they arrive at the gates. Also, while we are also all looking forward to seeing the elaborate Halloween displays on Pumpkin Street, we want to encourage those who want to enjoy the hauntingly fun décor to park elsewhere and take a leisurely stroll through the celebration. Remember to be considerate and courteous to your Greer Ranch neighbors who live on the street as well as to the sweet *Trick or Treaters* as they walk from home to home. Please help keep Halloween a fun and SAFE event for everyone!

### MURRIETA HILLS INFORMATION EVENT

If you were unable to attend the event or would like additional information, please feel free to contact the project team at (951)462-6858. You can also email any questions to them at [MurrietaHillsInfo@gmail.com](mailto:MurrietaHillsInfo@gmail.com). Please note that our Management office does not have information regarding the project.

## AVALON MANAGEMENT CONTACT INFORMATION

### For Accounting Issues:

Member Services:  
Email: [ar@AvalonWeb.com](mailto:ar@AvalonWeb.com)  
Phone: (951) 244-0048 ext 109

### For Architectural & Violation Issues:

Email: [GreerInfo@AvalonWeb.com](mailto:GreerInfo@AvalonWeb.com)  
Phone: (951) 894-4877

### For Management Issues:

Community Manager:  
Billie Smith, Community Manager  
Dana Haygood, Community Admn. Asst.  
Email: [GreerManager@AvalonWeb.com](mailto:GreerManager@AvalonWeb.com)  
[Greerinfo@AvalonWeb.com](mailto:Greerinfo@AvalonWeb.com)

Phone: (951) 894-4877

### Assessment Mailing Address:

Greer Ranch Community Association  
c/o The Avalon Management Group  
PO Box 52982  
Phoenix, AZ 85072-2982

### Correspondence Mailing Address:

35500 Greer Road, Murrieta, CA 92562

### Websites:

[www.AvalonWeb.com](http://www.AvalonWeb.com) (Avalon)  
[www.MyGreerRanch.com](http://www.MyGreerRanch.com) (Yours)

## SAVINGS4MEMBERS

Did you know that as a client of Avalon you can enjoy great online savings on shopping, remodeling, appliances, flooring, and other good & services? Simply log onto your account from the "My Account" tab of [www.MyGreerRanch.com](http://www.MyGreerRanch.com) and click on Useful Links.

## UPCOMING MEETINGS:

### Board Meeting and Annual Meeting

November 12th 7:00 pm  
Everett's Place  
35500 Greer Road  
Murrieta, CA 92562

## Community Updates and Information

### Greer Ranch Annual Meeting and Election

This year's Annual Meeting and Election will be held on Tuesday, November 12th. The Ballots and Election instructions will be mailed to the Membership on October 7th. We strongly encourage everyone to complete and return their Ballots at their earliest opportunity upon receipt. We are required by State law to have a minimum 25% participation in order for the Election to be held on the scheduled date. For the past several years, we have not met the minimum and have had to hold an additional meeting at a later date in order to meet an acceptable reduced participation level. When the additional meetings are required it is at an additional cost to every homeowner. Ballots can be mailed directly to the Election Inspector (there is a return envelope) and can also be dropped off at the Clubhouse office.

### New Exterior Color Schemes

Just a reminder that Greer Ranch now has over 60 beautiful exterior paint color schemes to choose from. You can also submit a custom color scheme for review for your exterior paint. While we do not yet have the new color palette book, the colors can be viewed at the Clubhouse office and at Greer Ranch's "Color-Ark" page which can be found at [https://www.dunnedwards.com/colors/archive/color-ark\\_pro/greer-ranch-hoa/approved-color-schemes?preview=true](https://www.dunnedwards.com/colors/archive/color-ark_pro/greer-ranch-hoa/approved-color-schemes?preview=true). Fall is a wonderful time to spruce up the exterior of your home for the upcoming holidays.

### Community Pool—Extended Heating Period

Due to the month long pool closure (for the decking update) earlier this Spring, we are extending the period that the pools will be heated through the Thanksgiving Weekend. The spa is of course heated year round.

Just a reminder of some of the Pool Area Rules that help keep our Community pool a safe, enjoyable place to be:

- **Entry to the pool area must be obtained by the use of a key fob.**
- **Climbing over fences is prohibited.**
- **Allowing other residents (without key fobs) entry into the pool area is prohibited.**
- **No glass containers, alcohol or smoking are permitted in the pool area.**
- **Large floats of any type are prohibited.** Items that are acceptable are those that provide flotation assistance to people who cannot swim. This would include "small" donut floats, "water wings", Small kickboards and normal sized (not oversized) pool noodles. Please note that no other types of floats will be allowed to be brought into the pool area.
- **No running, pushing or horseplay is allowed.**
- **Pool users shall keep the noise level low enough in the pool area so as not to create a nuisance for the surrounding residents.** This includes music that can be heard across the pool.

## NEWS YOU CAN USE

### Association Mobile App

Did you know that Greer Ranch has our very own smart phone mobile app. The app, that is available to both owners and tenants rolled out last Fall, and replaces our original app. The app allows you to access association documents, news & updates from your phone. You will also be able to use the app to call or email the onsite office, as well as to access DwellingLive. One of the most significant features is the push notifications. This feature will allow residents to receive up to the minute updates



from the Association about the Association, such as when the pool is closed outside of normal operating hours, with a message will come through on your phone. To download for the iPhone or Android, go [www.MyGreerRanch.com](http://www.MyGreerRanch.com), scroll to the bottom and click on "Download our App".