

Greer Ranch

Community Association

September 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."

Greer Ranch is GOING GREEN!

In an effort to become more energy efficient as well as cost effective, Greer Ranch has purchased 2 electric carts to be used by Management and Security. You will be seeing Management driving a white golf cart and Patrol in a black and white LSV (low speed vehicle) which replaces our aging Patrol Vehicle. These vehicles will significantly reduce our current fuel, maintenance and insurance costs.

Murrieta Hills Informational Meeting

Join us at 6:30pm on Wednesday, October 2nd for an informational meeting about the proposed Murrieta Hills residential project. The Habit Burger Grill be providing food, and you will have an opportunity to learn more about the proposed project and to interact with the project team. RSVP date is September 26th by 5:00pm to Greermanager@avalonweb.com or 951-894-4877.

TRAFFIC, TRAFFIC, TRAFFIC

October is almost upon us which can only mean HALLOWEEN is coming soon. Unfortunately, for our Community, Halloween also means a great deal of TRAFFIC at our East (main) entrance, making it difficult for Greer Ranch resident's to access the community. In an effort to alleviate issues at the East entrance, we are asking that you direct your Halloween guests to use the West entrance where the evening traffic is not generally as busy. Also, please assure that your guests are all added to your guest list prior to the 31st. Please note that the gates will not be able to accept any "call in" guest additions that evening. If you do have last minute guests, please add them through the DwellingLive system. And, we are all excited to see the elaborate Halloween displays on Pumpkin Street, so we encourage those who want to enjoy the hauntingly fun décor to take a leisurely walk on Pumpkin and not drive your car. 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!

AVALON MANAGEMENT CONTACT INFORMATION

For Accounting Issues:

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

For Architectural & Violation Issues:

Email: 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
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 (Avalon)
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 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, Information & Events

2020 Greer Ranch Community Halloween Event

Please join us on Sunday, October 13th from 1:00 to 3:00 for a Willie Wonka & the Chocolate Factory Halloween extravaganza!!! Along with yummy food and treats, there will be a Reptile Encounter (you can even get your picture taken with a Python for just \$2.00), an Ultimate Dance Party inflatable, Laser Tag and Carnival games! We will have a Pumpkin Patch sponsored by *Environmental Concepts* and a Costume Contest sponsored by *Raising Canes* restaurant. Also, we are in need of volunteers (at least 20) for the event. If you are interest in helping your Social Committee in making this an incredible event, please contact Monique Brand at mobrand@verizon.net.

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 of 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. 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, scroll to the bottom and click on "Download our App" .