



Welcome to the Augusta Ranch Community!

We would like to take this opportunity to welcome you to your new home and this beautiful golf course community. This document will provide you with information regarding your new community, surrounding area, and help you better understand living within a homeowner's association.

First, a few statistics



County
Maricopa



Area Name
Augusta Ranch



Zip Code
85209



of Homes in AR
2,200*

*Includes townhouses and apartments)

Community Amenities

- ✓ 5 Parks
- ✓ 2 Volleyball Courts
- ✓ 1 Basketball Court
- ✓ 3 Tot Lots
- ✓ Ramadas with picnic tables and BBQ grills
- ✓ 18 Hole Executive Golf Course*
- ✓ Space available for private parties and catering

*Golf Course is open to public

What is a Homeowner's Association?

Augusta Ranch Homeowners Association (HOA) was created to maintain the common areas and manage the day-to-day operations of the development. The Association consists of a Board of Directors and a management company that continue to work cohesively to make this community safe, clean and attractive.

Board of Directors

Augusta Ranch HOA Board of Directors is made up entirely of homeowners who volunteer their time to serve on the Board. Each and every homeowner IS the HOA. What that means is we

have a Board of Directors that live and play in our community and serve as a volunteer to help all of us make this a community where we all want to live. These are your elected representatives who are responsible for all the financial decisions, contracts, etc., that make up this community.

All residents are encouraged to attend the Board meetings which are held the third Monday of every month. Please verify the location of the meeting by visiting the website or by calling the Community Management Company at: 480-551-4300.

Management Company

We have a management company that manages the day-to-day operations of the community. Those operations include:

- Assist the Board of Directors in preparing the budget
- Invoicing and Collection of fees
- Enforcing the CC&Rs
- Handling calls and complaints
- Monitoring contracts
- Assisting the community residents
- Maintain recreational facilities
- Accept all architectural design requests

Resident Responsibilities

As a resident in our association, you are responsible for knowing the rules and abiding by the CC&R's, which you should have received. If you need a copy of the rules the Management Team will be happy to supply you with a copy. When everyone abides by the same rules, we all can enjoy our community to the fullest. We have included FAQ's about the covenants in an attempt to make your move into our community as smooth as possible.

Website

As a way of facilitating communications within the community, we have a website (www.augustaranch.org) that contains information about the community, contact information, forms to download, and a message board to name just a few. Please take a couple of minutes to familiarize yourself with the website and it's useful information.

Augusta Ranch maintains an up to date, informative website. Please log on to www.augustaranch.org to familiarize yourself with its many resources. You can utilize the website for the following and more:

- Security Alert System
- Upcoming Events
- Paint Colors
- Overnight Parking Requests
- Architectural Requests
- Board Meeting Minutes
- Budget
- Community Financials

Volunteer Opportunities

The community also boasts many volunteer committees that work diligently to bring events and programs to Augusta Ranch. The committees are always in need of additional volunteers who want to help with just one event or serve on a committee. If you would be interested in volunteering, please contact our Community Manager.

Security

Augusta Ranch strives to be a crime free community and, as such, we employ a private security company, “Community Action”, that works very closely with the Mesa Police Department.

Augusta Ranch employs a private security company, “Community Action” whose officers patrol the common and private areas of our community seven days a week during various day and nighttime hours. If you wish to report any suspicious activity, you can call Community Action directly at 480-255-6350 or visit our website at www.augustaranch.org and click on the “Suspicious Activity” button on the home page. This action will send an email directly to the officers in the car as well as to the Board’s Security committee.

HELPFUL NUMBERS

Visit www.augustaranch.org for a full list of helpful phone numbers.

Augusta Ranch Master Community

Kamin Havens – Community Manager
1801 S. Extension Road #124
Mesa, AZ 85210
(480) 551-4300
khavens@rossmar.com

Augusta Ranch Golf Club

2401 S. Lansing
Mesa, AZ 85209
(480) 354-1234

Augusta Ranch Sub-Associations

Monterra, Park Central and Suncrest
Michelle Ramsey - Community Manager
(480) 551-4300
mramsey@rossmar.com

Augusta Ranch Sub-Associations

Tivoli

Jeanne Tonkinson - Community Manager
(602) 906-4943
jtonkinson@aamaz.com

Mesa Chamber of Commerce

120 N. Center
Mesa, AZ 85201
(480) 969-1307

City of Mesa

<http://mesaaz.gov>
(480) 644-2011

FREQUENTLY ASKED QUESTIONS

How do I get a trash barrel?

Contact the city of Mesa by calling 480-644-2221 or log on to their website at www.mesaaz.gov to arrange to have a barrel delivered.

What utilities are covered by the city of Mesa?

The city of Mesa provides for water, sewage and trash. Please contact the city of Mesa by calling 480-644-2221 or log on to their website at www.mesaaz.gov for more information.

How do I know which mailbox is mine? How do I get a key?

Augusta Ranch utilizes the cluster mailbox theory and it can be confusing. Visit USPS at 9855 E. Southern, Mesa, AZ or call them at 480-357-3805 for more information.

How long can I leave my trash barrel out?

The basic rule is not more than 12 hours prior to collection and must be removed as soon as possible but within 12 hours after collection.

Can I store my trash barrel in view of the street?

No. Your trash barrel should be stored behind the fence or in the garage – out of sight of neighboring properties.

Can I park on the street?

Yes and No. Feel free to park on the street during the day however, overnight parking is not allowed. Overnight parking is considered from 12 midnight to 5 A.M.

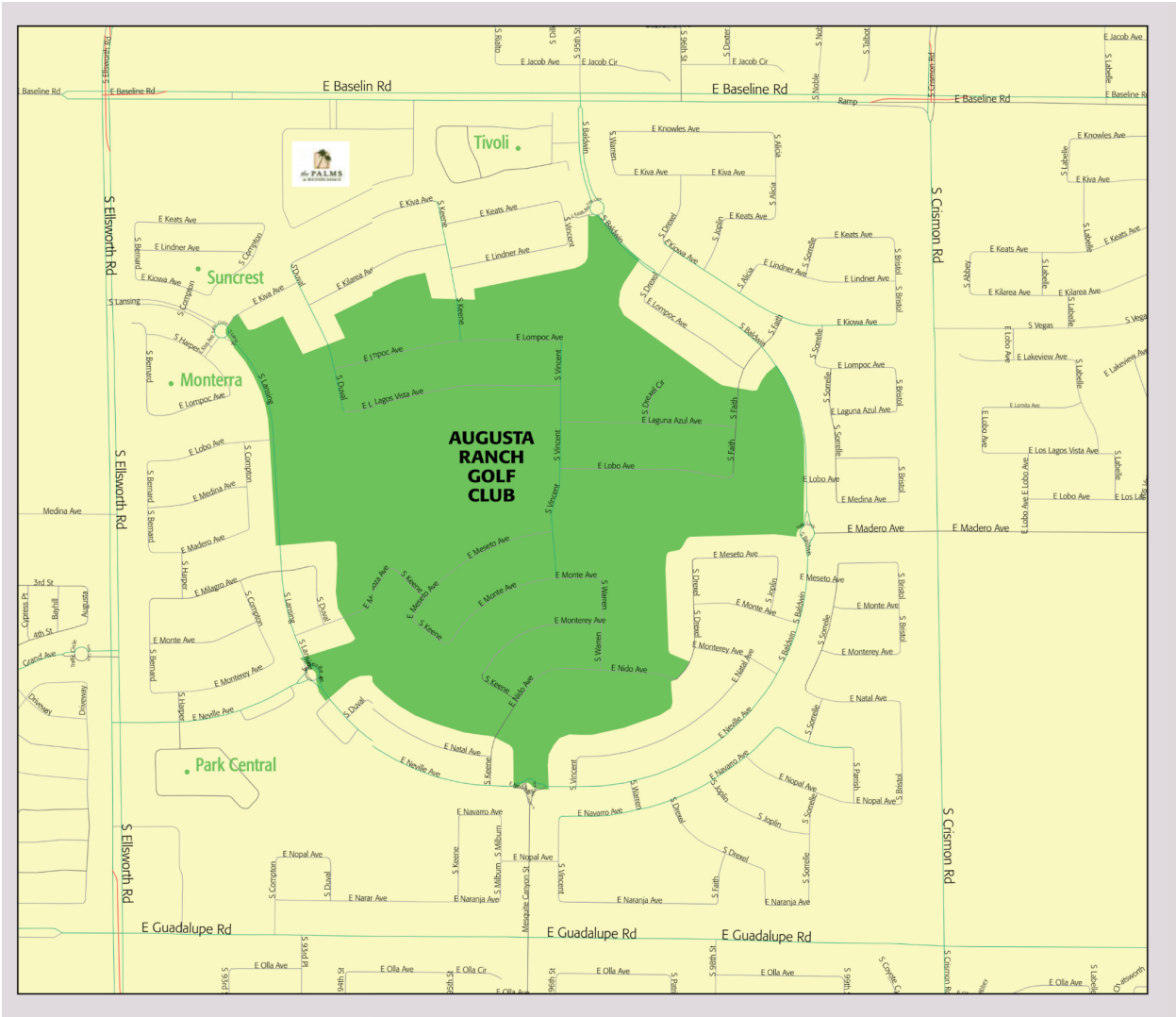
How long can I leave holiday decorations on display?

Holiday decorations may be displayed no more than 30 days before the holiday and no more than 30 days after the date of the holiday.

If I receive a violation letter, how long do I have to take care of the violation?

You will have 15 days to comply before you will be cited for another violation.

COMMUNITY MAP



[To view large map, click here](#)