



COMMUNITY ASSOCIATION



Scottsdale Ranch is a master-planned residential community located in Scottsdale, Arizona. Developed in 1984 by Markland Properties, Inc. and Costain Arizona, Inc., it has become one of Scottsdale's premier and sought-after communities, conveniently located, with upscale living options in a resort-style setting. This gorgeous lakeside community offers a lifestyle that is unmatched.

Community

- Located on 1,119 acres
- 42-acre lake with 5 miles of shoreline
- 3,939 properties
- 40 neighborhoods
- Single Family homes
- Lakefront properties
- Patio homes
- Townhomes
- Condominiums
- Apartments



Amenities

- 42-acre Lake Serena
 - Fishing (stocked twice a year)
 - Pontoon boat tours
 - Kayaks, paddleboat and canoes available for use
- 3,500 square foot, state of the art Community Center with full-size kitchen and patio area overlooking Lake Serena
- Lush, green and colorful landscaped thoroughfares
- Paved walking, hiking and biking trails



Governance

Governance

- Policy Governance Board
- HOA Board of Directors (Seven Homeowners)
- Committees
 - Architectural
 - Communications
 - Community Leadership
 - Election
 - Finance
 - Governmental
 - Lake
 - Personnel
 - Social

Management

- On-site staff employed by Association
- Four full-time, five part-time
- Service Direct Landscape - contracted Landscape Services
- Aquatic Consulting & Testing Inc. – contracted Lake Management

Financial

Annual Operating Budget

- \$2.5M
- Total Reserves \$850,000 avg

Sources of Revenue

- Annual Assessment
- Working Capital Fees from resales
- Resident Private Amenity Rentals
- Right of Way Maintenance for City
- Cell Tower Leases

Top Expenses

- Ground Maintenance
- Staffing Related
- Lake Maintenance
- Utilities
- Community Relations/Events
- General Repair/Replacement
- Capital Improvement

Community Standards

- Weekly Curb Appeal Inspections
- Resale and Follow-Up Inspections
- Average of 1,000+ modification applications a year over the last several years

Communications

- Website: ScottsdaleRanch.org
- Weekly Email Blasts
- Bi-monthly magazines
- Homeowner Portal
- CommunityLink app
- Spring and Fall 'Save the Date' postcard
- Social Media outlets (Facebook and Instagram)



Community Engagement

- SRCA works hard to promote community involvement and build strong neighborhood ties through HOA events and activities, groups and clubs, and donation drives.
- Residents can form and run their own groups or clubs and utilize the SR Community Center and conference room.
- The SR Community Center can be reserved for private parties and gatherings.
- The usage of lake activities are free of charge or a minimal fee.

Signature Events

- Food Truck Fridays
- New Resident Welcome Party
- Community Wide Sales
- Fishing Derby and Lake Festival
- Movies in the Park
- Spring Event
- Fall Festival and Concert in the Park
- Holiday Party and Boat Parade
- Spring/Fall Dinner (ages 21+)

Groups and Clubs

- Book Club
- Bunko
- Corks & Forks
- Couples Duplicate Bridge
- Golf Club
- Jazz Club
- Knitting & Crochet
- Lake Serena Yacht Club
- Mahjong
- Retired Active Men's Coffee
- Wine Experience
- Women's Association



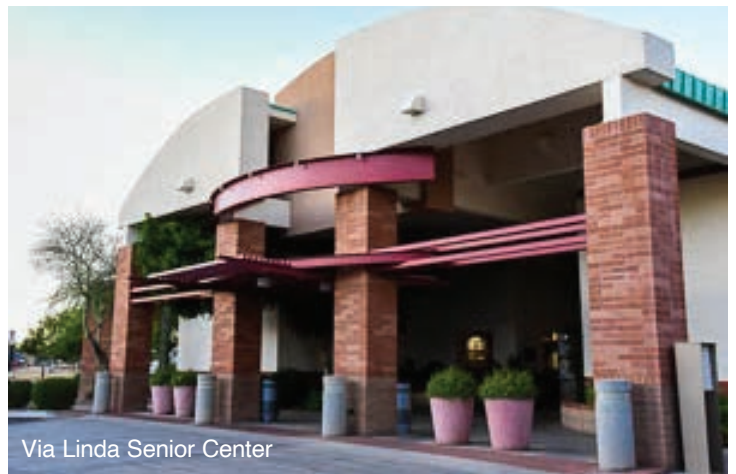
Community Outreach & Volunteering

- Six donation drives a year partnering with various local charities including, Vista del Camino Food Bank, Hospice of the Valley, Furnishing Dignity, Arizona Helping Hands, Arizona, Foothills Animal Rescue and more.
- American Red Cross Blood Drives held in the SR Community Center.
- Volunteers are encouraged and welcomed at SRCA sponsored events.



Local Amenities

- Award Winning Scottsdale Ranch Park which includes
 - 18 tennis courts (lighted)
 - Four racquetball courts (lighted)
 - Squash court (lighted)
 - Basketball courts
 - Six sand volleyball courts (lighted)
 - Four baseball fields (lighted)
 - Six picnic ramadas
 - Dog walking and common play areas
 - Exercise course stations
 - Interactive playground area
 - Restrooms
- Boys & Girls Club of Greater Scottsdale facility
- Desert Garden Park
- The Mercado at Scottsdale Ranch Retail/Commercial Center
- Via Linda Senior Center (Operated by the City of Scottsdale)
- District Schools include A++++ Laguna Elementary School, Mountainside Middle School and Desert Mountain High School
- Additional nearby schools include BASIS Charter School and International School of Arizona



Via Linda Senior Center



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