

Inside this Issue:

New Exit #20 -----	2
C.C. & R's -----	2
Garbage/Litter-----	2
Tour of Homes -----	2
Assoc. Manager ----	3
Annual Meeting ----	3
"A Visitor" -----	3
Imp. Phone #'s -----	3
Brooks Realty-----	4

INTERESTED IN BEING ON THE BOARD?

The Nominating Committee for the 2005 Board of Director Candidates, will be accepting resumes & biographies to be placed on the 2005 ballot. If you are interested in applying, please email your resume to our Association Manager Steve Buck at propmgmt@citlink.net or pony express to 1834 Highway 95, Bullhead City, AZ 86442

**NO LATER THAN
DECEMBER 20th**

Board of Directors e-mail addresses:

Joan A. Johnson
joan@santaferanch.org

Dan Rynders
dan@santaferanch.org

David Bour-Beau
david@santaferanch.org

Jerry Albers
jerry@santaferanch.org

Michael P. Sawhill
michael@santaferanch.org

www.santaferanch.org

OUR NEW LOOK!

NEWSLETTER

Santa Fe Ranch Property Owners now have their own "Newsletter." In years past we received our newsletter from Legend Land LLC. They published the *Stagecoach Trails Newsletter* and covered all costs related to the publication. We want to thank them immensely for their contribution and years of service. Our property owners association will now cover the costs of these newsletters in the future.

The purpose of our own newsletter is to create a *better communication* with our owners.

If you wish to submit an article for review for a future newsletter, please send it to our association office - the address is on Page 4.

WEBSITE

www.santaferanch.org

You can now visit our website where owners can view the association matters, stories from residents, links to other important topics that may pertain to "*Living at the Ranch.*" Several owners volunteered their time to help us develop our website. We thank them all for their input and continuous help.

So what is on the website? Association board meetings, minutes, Board of Directors info, By-laws, C.C.&R's, information from our association manager, budget & finances, committees, and annual meeting information. We have a section titled "*Living at the Ranch,*" which has numerous items such as Do's & Don'ts, cacti laws, living with critters in the desert, seasons at the ranch, monsoons, etc.

Please send us your feedback and other suggestions for the website. **ENJOY!**

Board of Directors

Your 2004-2005 Elected Board of Directors for this year from left to right (picture):

Michael P. Sawhill - Board Member

Jerry Albers - Treasurer

Joan A. Johnson - President

David Bour-Beau - Secretary

Dan Rynders - Vice President

They have been very busy reviewing road-way maintenance, finances, C.C.&R's, and planning for next years annual meeting.

2004-2005 Board of Directors



GARBAGE

Current owners now dispose of their own garbage at local landfills. The dumpsters at the Brooks Realty office in Yucca are no longer available. Fisher Disposal Service is available to pick-up your garbage and does supply a disposal unit. Lake Havasu City and Kingman have landfills and are reasonably priced per ton.



LITTER

When at the Ranch please remember not to litter the roadways. Santa Fe Ranch is ours and we all need to keep things picked up to preserve it's pristine beauty.

THANKS!!!!

New Exit Sign for Santa Fe Ranch Rd



Thanks to the help of the Arizona Department of Transportation (ADOT) and Sam Elters District Engineer and some persuasion from our board President. Exit #20 now reads Santa Fe Ranch Rd, instead of Gem Acres Rd. So on your way home or on your next visit to the ranch don't miss your exit.

Dig Out Your C.C. & R's

(Covenants, Conditions, & Restrictions)

Once a year, several owners participate in a "drive-thru" of every roadway and past each parcel at Santa Fe Ranch. We have noticed that many owners are violating our CC&R's. We ask that each owner read their CC&R's and follow-up with any violation by correcting the situation. In 2005 we will be following up with those who are still violating these restrictions. Thank You in advance for your cooperation.

Tour of Homes 2004

After the annual meeting and luncheon, property owners toured five (5) homes within Santa Fe Ranch. All five homes are solar powered and all of a different style and construction. Listed are the homes and owners that were so cordial to open their homes for viewing. Many thanks again for all your efforts and showing other owners how living at the ranch can be possible through their creativity and efforts.

Darrell & Pam Johnson, Parcel No. 2738, The Home is Contractor Built, Santa Fe/Adobe Style, Solar Home, Unique desert swimming pool and outside shower.

Jerry & Theresa Albers, Parcel No. 850, Double-Wide Manufactured home, home was remodeled and expanded with exterior converted to Adobe Style. Energy Efficient solar powered.

David & Terry Bour-Beau, Parcel No. 344, Owner Built, 3,400 s.f. Strawbale, home built to be the most above ground energy efficient home possible.

Graham & Bridget Macdonald, Parcel No. 432, Contractor Built, Adobe Style, Solar Home with RV Garage, Beautiful Mountain Views and Desert Landscaping.

Ronald & Joan Johnson, Parcel No. 435, Owner Built, Low Profile Home with Surround Veranda, Radiant Floor Heat, Solar Powered.

Letter From the Association Manager

Steve Buck.... We continue to work on the question of "How to Handle Emergency Road Repairs." Our goals to develop a simple plan that can easily be remembered, so that residents can make certain assumptions after a major rain (monsoon) storm, as they try to leave their property or to receive deliveries. The effort should be in place by early next year, in time for the monsoon season. On another interesting note: there have been some owners dogs that have turned into pack animals, which have attacked and killed a few head of cattle this year. While at the ranch don't let your dogs wander. We just completed a 48 street sign repair/replacement project, so we should be in pretty good shape. If you see a sign down, please call Property Management Services at 1-800-345-5026.

Mark Your Calendar Feb. 19, 2005

The Annual Property Owners Association meeting will be held February 19, 2005. The Annual Meeting Planning Committee is organizing another great day for the owners at Santa Fe Ranch. This years registration will be faster with additional registration desks. The day will begin with the Annual Owners meeting, followed with lunch for those that wish to stay, and in the afternoon we will again have a "Tour of Homes." Additional information will be in the December 2004 mailing.

"Thanksgiving Visitor"

One Thanksgiving Day in the Dutch Flats Valley a guest appeared at the front door window at a Santa Fe Ranch owners home. Surprisingly it was a cat of some sort. Mrs. "B" rushed to find her digital camera and snapped a photo of this little "critter." It must have been the aroma of that "Turkey" that aroused the nose of this fella. Did he know it was a big bird turkey that these folks where cooking up for him? So folks keep your eyes open this Thanksgiving Day when you are preparing that special bird at the ranch. You may encounter Mrs. "B's" Thanksgiving guest. Have a great Thanksgiving wherever you may be. - *From your neighbors at Santa Fe Ranch.*



Visiting your property
Be prepared with a charged cell phone, full tank of gas, flashlight, extra water, and preferably a 4-wheel drive vehicle & shovel. You might want to check-in with local residents and have a couple of their telephone numbers just in case you may need some help!

Important Phone Numbers

Mohave County Sheriffs Dept.
928.764.3535

Yucca Fire & Rescue Dept.
928.766.2525

Lake Havasu Regional Medical Center
928.855.8185

Kingman Regional Medical Center
928.757.2101

**Board of
Directors
Meetings:**

Dec. 13, 2004

Jan. 10, 2005

**9:00 AM at the
Yucca Fire Dept.
Owners
Welcome!**

**Driving Tips at
Santa Fe Ranch**

- Faster speeds deteriorate road conditions rapidly.
- 35 M.P.H. suggested on straight aways..... slower on curves & hills.
- What creates the "washboard" on our roads?
 - > rapid acceleration
 - > hard braking
 - > spinning the tires
 - > excessive speeds... especially on curves & hills.
 - > sandy or loose soil types will become washboard sooner than hard packed soils.
- Intersections:
 - > Most are all uncontrolled - always yield to the right.
 - > When ground is wet or damp you won't see a dust trail from other vehicles.
 - > **Slow down** & look both ways before crossing intersections. Don't get side-swiped.

Santa Fe Ranch

Property Owners Association, Inc.
at Stagecoach Trails
1834 Highway 95
Bullhead City, AZ 86442
800.345.5026 ~ 928.763.2740
Fax - 928.763.2740

Advertising on www.santaferanch.org will be available soon for all local businesses.

Please see the website for details.

***Stagecoach Trails at Santa Fe Ranch always
has been a land of great opportunity.***

Keep in mind that the Brooks Realty & Advisory Group office in Yucca is now a general real estate office and is ready to meet all and any of your real estate needs. As such, the office will be happy to help in the selling your 40 acre ranch, and if you're interested in splitting your parcel. Please contact the office for an information packet or more details, including information on brokerage commissions.

Please call 1-800-711-2340 for more information.

