

# ***BULL CANYON PROPERTY OWNER'S ASSOCIATION***

## **Board of Director's Owner Update January 2009**

Welcome to 2009! Along with this update we have enclosed the directory requested by the membership along with information on the website. Nomination petitions will be mailed out shortly. Once those are returned, we will create the Annual meeting package and have it out to you by mid February.

**Annual Meeting Date:** Saturday March 7<sup>th</sup>, 2009.

Location: 26546 North Scottsdale Road,  
Suite 100, Scottsdale, AZ 85255

**Directory:** Enclosed you will find the Bull Canyon Ranch Owner's Directory. We hope you will find the information, maps and layout helpful in your ownership and enjoyment of the property. As there are changes or additions, the management company will send out new ownership information on labels for you to add to your directory. Owners can keep current day to day by using the website. The map in the center will allow you to identify your immediate neighbors. Their name and the address on file has been inserted. Any owners that authorized e-mail address or phone numbers have been included as well.

**Website:** The address is [www.BCRPOA.com](http://www.BCRPOA.com). When you get to the site, click on Member Sign Up. Follow the instructions and a confirmation message with your password will come back to your e-mail. You can then log on and change your password by clicking on the "Member" tab and then "Edit Profile". The site will be kept as up to date as possible. Documents, notices, newsletters and pictures will be accessible to the owners.

**Road Repairs:** The Board authorized additional work to be done to best ensure that repairs made during 2008 will remain intact. As of the writing of this report, the work had not been completed. Once the work is done, Rudy Frame will visit the project to review the work with the contractor. Any pictures available will be put on the website gallery.

**Parcel Markers:** The parcel markers will be complete this month and when ready will be picked up by Tom Marchant and Rudy Frame, delivered to the site and installed. The parcel markers will be put along the frontage road to your parcel as close to the center of that frontage as possible. If any owner wishes to place the parcel marker in another location, it will be their responsibility to do so.

**Entry:** The Board has directed the management company to contact the owners of the two parcels at the entrance to Bull Canyon to seek their assistance in granting an easement that will allow for the community to be gated.

**Emergencies:** The management company has contacted the County's emergency services to find out what procedures are in place and what owners need to do in the event of an emergency. The County's Emergencies Department now has a map of the community showing the roads and the parcels. When on site, if you find yourself in the need of emergency services, dial **911**. When your call connects, it will show what cellular tower along I-40 is handling the call. Tell the responder you are at Bull Canyon Ranch, the parcel location and if you know the name of the street or the closest intersection. The directory map has this information. Please know that the responders will be coming from Santa Rosa and it will take some time to get to the entrance of Bull Canyon Ranch. They are working on placing substations at Cuervo and Newkirk but that will take some time. Addresses will not be assigned to your parcel until a home is constructed.

**Grazing Lease:** The annual grazing lease fee for 2009 has been received and placed in the POA's accounts.

Sincerely;

The Bull Canyon Ranch Property Owner's Association Board of Directors:

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