

Tatum Ranch Community Association

HOW DO MY QUARTERLY ASSESSMENT DOLLARS WORK?

Quarterly assessments pay for the following services provided by the Tatum Ranch Community Association:

- Professional and financial management of the Association, to include budgeting.
- Maintaining Historical records, books, and required minutes of all Board and Committee meetings.
- Maintenance of architectural control records and procedures.
- Carrying out CCRs and Guidelines for Community Living.
- Providing home resale documentation and support.
- Liability insurance for Tatum Ranch common areas and vehicles.
- Directors and officer's insurance for Board of Directors.
- Landscape maintenance of 55 acres of Tatum Ranch common area.
- Maintenance of 26 miles of block wall and fence.
- Refurbishment of common areas.
- *Tatum Talk* newsletter mailed 6 times a year to all homeowners, and commercial entities.
- Upkeep of 5600 square foot community building.
- Preparation for Annual Meeting, brunch, and election of Board of Directors, and Architectural Committee.
- Facilitating Board, Committee, Annual, and other meetings.
- Filing tax returns.
- Facilitating the annual audit and reserve study.
- Self management of Tatum Ranch business by staff (not a management company).
- Assuring cost effective performance of vendors and contractors.
- Event planning for yearly Homeowner events to include, Deserts with Santa, Halloween/Harvest Festival, New Homeowner Meet and Greet, Homeowner Appreciation wine and cheese event, Annual Meeting brunch.