

State of the Association

Dear Members,

The Four Hills Ranch (4HR) Property Owners Association consists of 426 members owning 509 parcels across 39 square miles of juniper / pinon pine canyon country in northern Arizona. Over 40 parcels exchanged ownership in 2021; parcels sold quickly, even with prices a bit higher this year.

Dues are fundamental to the operation of the Association and we appreciate members paying on-time. We maintain over 70 miles of primitive roads in Four Hills Ranch and contribute funds to the maintenance of the 4HR/HMR Common Roads.

Our goal is to spend at least 80% of collected dues to fund road maintenance and improvement, with the balance going to fire services, insurance, fire services, accounting services, website hosting and other administration as necessary. We typically receive 90-95% of dues the year they are assessed and pursue delinquent accounts promptly. We are often successful in collecting late dues working with members directly, but occasionally file liens or take legal action to collect delinquent dues and associated fees when absolutely necessary.

The Association continues to be financially healthy (see included financial reports) and plan to end the year with about 116% of our annual expenses in reserve.

The ranch is a place of serenity, beauty and community, with peaceful days and star-filled nights. Please be respectful of the community and wildlife when you're at the ranch. We are all neighbors, so if you need assistance or just want to share some social time, feel free to say "Hi" when you see someone at the ranch.

It's been a pleasure serving as your Association's president this year and I look forward to seeing you at the ranch or at our Annual Meeting in June 2022.

Please feel free to reach out to me with questions, concerns or suggestions for the Board.

Thad Johnson
president@4hrpoa.org

Wet Weather at the Ranch

After a year of hot, dry weather at the ranch in 2020, this year provided much needed monsoon moisture. The moisture came in a few significant weather events and did some damage to our roads and canyon crossings, but also stimulated the growth of more wildflowers and grasses than I've ever seen at the ranch.

We've seen a little rain and snow this winter - beautiful and quiet - and we (and the wildlife) always welcome moisture!

Roads

This year, we were in full-swing with our Roads Plan. We completed three blading passes of our Primary roads and finished blading all Group-2 Secondary roads. We also repaired the Red Lake Wash and southeast Cataract Canyon crossings, and added cinder to sections of roads that get very muddy when wet. Our deliberate and planful maintenance is reaping results - our roads are currently in very good shape - thanks to Dennis Van Roekel for coordinating the road work! We will continue executing our Roads Plan in 2022 blading our Primary roads three times and all of the Group-3 Secondary roads once. We are planning to add a central route to our Primary Road category in 2022 as well. Check out the Roads page on our web site for more details and a map.

We will be transferring the responsibility for maintaining the 4HR/HMR Common Roads to HMR in May of 2022.

We purchased new road signs this year (thanks Kim Shuey) and will begin to install them in early 2022. We hope to have all intersection road signs replaced

with County approved signs (larger and green with white reflective letters) by the end of 2022.

Mailboxes

The Williams US Post Office is requiring individuals to have an occupancy permit or an active building permit in process to deliver mail locally.

If anyone is in the process of building a permanent residence and would like a mailbox at the Big Elk entrance, please email secretary@4hrpoa.org. Thanks to Kim Shuey for managing the mailboxes for us!

Web Site

Please check out our web site at www.4hrpoa.org.

Besides being able to pay your current dues on-line, you'll find critical alerts, useful information, POA documents and POA meeting schedules and minutes.

Please update your contact information on-line whenever it changes (for billing and emergency communication). Please be sure the contact information you give us matches the contact information the County has for you as that is considered your "legal" address.

For those interested in building sheds or living at the ranch,

we've included links to the Coconino County zoning and building departments.

We've also included information about regional wildlife and local ancestors if you're interested in learning more about the area.

Please let us know what we can do to make our web site more useful to you.

Annual Meeting & Elections

The 2021 Annual Meeting was virtual and was very well attended. You can review the presentation on our web site.

We had good member participation and achieved a quorum so we had a valid election. Dennis Van Roekel was re-elected for another term and the Board re-appointed Tom Makofske for another year!

The 2022 Annual Meeting is scheduled for June 2022 and we're planning for it to be in-person and virtual. Check our web site for updates.

If you're interested in contributing your time and energy to the Four Hills Ranch POA, please consider running for the Board. It's the most impactful way for you to influence the future of our ranch and it's beneficial to get fresh perspectives and new ideas in discussions and decisions.

Security at the Ranch

Reports of vandalism were minimal again this year. However, the Association experienced vandalism on two of our entrance signs and a few members reported break-ins. The best way to minimize vandalism is to secure your belongings when you leave and place a monitoring (game) camera(s) on your property. If we have your current email or phone number and are aware of vandalism on your property, the Board will try to contact you to let you know.

If you experience a theft of vandalism on your property, *please immediately call the County Sheriff at 800-338-7888 to report it and inform the Board at board@4hrpoa.org.*

Fire & Rescue – DIAL 911

The Four Hills Ranch POA contracts with **High Country Fire Rescue (HCFR)** for fire and EMS services. They respond on all fire, medical and traffic incidents in Four Hills Ranch.

When calling 911, tell them you are in Four Hills Ranch and covered by High Country Fire Rescue (HCFR).

Four Hills Ranch Property Owners Association
Balance Sheet
December 31, 2021
(Accrual Basis)

ASSETS		
Current Assets		
Cash and Cash Equivalents	\$	141,268.20
Accounts Receivable		<u>66,878.00 *</u>
Total Current Assets	\$	208,146.20
TOTAL ASSETS	\$	<u>208,146.20</u>
LIABILITIES AND EQUITY		
Equity		
Fund Balances	\$	211,200.15
Net Income		<u>(3,053.95)</u>
Total Equity	\$	208,146.20
TOTAL LIABILITIES & EQUITY	\$	<u>208,146.20</u>

* NOTE: Total includes \$1,266.00 of Pre-Paid Assessments. Net Accounts Receivable is \$68,144.00.

Four Hills Ranch Property Owners Association
2021 Operating Statement
January 1 – December 31, 2021
(Cash Basis)

<u>Revenue</u>	<u>Projected</u>	<u>Actual</u>
	\$ 122,200	\$ 144,898.42
 <u>Expenses</u>		
Road Signs	\$ 3,650	\$ 2,196.57
Contract Services	\$ 4,500	\$ 5,000.00
Liability Insurance	\$ 1,100	\$ 1,097.00
Meetings	\$ 500	\$ 0.00
Postage and Mailing	\$ 1,800	\$ 978.57
Printing	\$ 900	\$ 1,625.16
Professional Services	\$ 12,200	\$ 23,801.25 *
Road Maintenance	\$ 94,200	\$ 106,405.00 **
Other Expenses	<u>\$ 850</u>	<u>\$ 755.40</u>
Total Expenses	\$ 119,700	\$ 141,858.95
 Net Ordinary Income	 \$ 2,500	 \$ 3,039.47
Interest Income		<u>\$ 19.58</u>
Net Income	\$ 2,500	\$ 3,059.05

* Includes both Accounting and Legal Services

** Includes both Common and Four Hills Ranch Roads