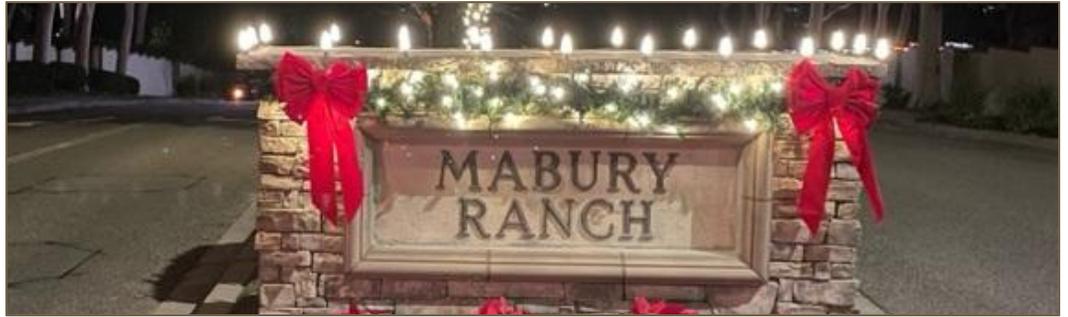


Mabury Messenger

In this Issue:

- New Board
- President's Message
- What's on the Radar
- Noteworthy Holiday Homes
- Volunteers Needed



Meet the New Board

At our October 2023 HOA meeting a new board was seated. The HOA board went from 5 members to 7 this year. This year 3 new board members joined the committee. The new board members are John McCarty, Don Green, and Logan Ascher. Nathan Swanek was named President. Nathan Swanek has been on the board for 4 years, and this is his first turn as President.

Nathan Swanek – President

Cathy Clark – Vice President

Nancy Edwards – Secretary

Don Green – Treasurer

John McCarty – Director at Large

Logan Asher – Director at Large

Stephanie Tilhof – Director at Large

The President's Message

Making a good first impression counts!

I'm honored and excited to be named President of the Mabury Ranch Homeowners Association (MRHOA) for this year. I've served on the board for four years and look forward to playing a role in making Mabury Ranch the best community in the city of Orange.

Mabury Ranch is the best place to live in the whole city of Orange. We already know this, it's time that the whole city knows this. We are a great place to live because of our location in the city. Our backyard has regional parks, diverse wildlife, and the best residents. We have well-maintained homes, pride of ownership that can be seen by all those who drive through, and dedicated volunteers who give their time and energy to make our community the best it can be. As the new MRHOA President, I have the honor of serving and hope to provide a responsive leadership style that proactively addresses the issues facing Mabury Ranch. My time on the board has helped shape my understanding of the issues facing this community, and I look forward to tackling the issues facing our community.

Agenda Setting: Previous boards have been very reactionary, and not proactive. We started the front entryway project but failed to actively manage the 4+ year project. This delay led to removing plants years before construction started, and watching our initial budget be eroded by runaway inflation. MRHOA is now in a position where it has spent over its budgeted amount on masonry alone, and looking for strategies to fund plant installation.

In addition to completing the entryways, the Board will need to tackle a number of pressing issues, including restoring social events in our 2024 budget, fighting inflation, updating our governing docs to ensure Mabury Ranch stays a single-family neighborhood, and finding ways to enhance security. By addressing these items, I believe Mabury Ranch can be the best community in Orange. With your support, we can make this happen in 2024!

What's on the Radar

With a new Board comes new energy. This Board will consider this large list of action items:

Social Events

Over the years our social committee has done a great job of creating events on a very tight budget. Last year the social committee saw their budget cut for the 2023 year. Starting in 2024 the board will look to donors and sponsors to help revive events.

Budget

Addressing the issues facing MRHOA and maintaining a budget during periods of high inflation has proven challenging. While we had to pass a dues increase this year, it is our hope that we can avoid another one next year.

For the first time in years, our members are taking an active role in our budget committee and looking for ways to change the spending trajectory.

Front Entryways

First and foremost, this Board is committed to finishing the front entryway project. This project began more than 4 years ago and has fallen victim to high inflation and slow project management.

Our volunteers have spent significant hours discussing and reviewing plans. While we are

pleased that the masonry is completed, a new phase is about to begin. Look for plants in early 2024!

Updating Governing Docs

Many of our governing docs can be traced back to the 1970's. Since then, much has changed in the city and state. We've been advised to update our documents to reflect recent changes in laws and civil codes. This multi-year task will provide some protection to keep Mabury Ranch the single family community we all want it to be.

Mabury Ranch Holiday Parade

The 2023 Holiday Parade was another success! Thank you to our hard-working Social Committee for putting it all together. Also a special thanks to all of our 2023 sponsors including Ralph's Grocery, Rockwells, Coffee Grove and B's Rollin BBQ.



Volunteers Needed

As the board undertakes many new initiatives we need volunteers to help. There are a number of openings from landscape walks, social media support, architectural standards walks, and more. The best part of Mabury Ranch will always be its members and your help will make it the best community in Orange!

Spotlight: Noteworthy Holiday Homes in Mabury Ranch



The Wulff Household



The Clemmel Household