

Mabury Messenger

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Who is on the HOA Board

A new election is upon us. Before we welcome new board members, I want to thank the team that has been in place for the last two years. These board members have all volunteered their time to do more than just be on the board. They volunteer on committees and provide countless hours finding ways to save our HOA money and working to support our landscape and social committees.

Our success in providing great social events, and robust financials is due to their hard work. Thank you to all my fellow board members.

Nathan Swanek – President

Cathy Clark – Vice President

Nancy Edwards – Secretary

Don Green – Treasurer

John McCarty – Director at Large

Sean Brunton – Director at Large

Stephanie Tilhof – Director at Large

Author of this Newsletter is Nathan Swanek.

President's Message

As Mabury Ranch HOA holds elections to form a new board to serve from October 2025-2026, I thought this would be a good time to update the community on the state of affairs in Mabury Ranch. Each section of this newsletter will highlight one aspect of our community, and provide updates on the state of our community.

I want to thank the current board, most of which have served with me during the last two years. These last two years have been marked by financial stability, landscape rehabilitation, and cost savings. The current board has worked hard to achieve significant savings for the community while protecting the interest of Mabury Ranch. It has been my privilege to work with these fine volunteers, and I thank them for their service on behalf of the community. The hard work of each of these volunteers is to be commended and we hope to be joined by new board members who will commit as much time and energy as our current board.

Community Savings

- Largest Budget Surplus in ten years for fiscal year ending 2024 (over \$30k).
- Significant savings by rebidding landscape contract.
- Savings from bringing storage on site, ending monthly rental.
- Savings by ending monthly room rentals at Anaheim Hills Golf Course for monthly meeting.
- Regularly working with bank to ensure MR reserve funds are earning interest.
- Asset balance in October 2023 when new board was elected was \$218k, after working together for two years the new asset balance was \$304k ending September 2025.
- The increase in assets from October 2023-September 2025 is a nearly 40%!
- Thank you to all our board members over the last two years for making this happen (including Logan Ascher who served on the board last year).
- Thank you to our Finance committee lead by Don Green and Cathy Clark and supported by Sue Reilly and Tammy Morita.
- This is what financial responsibility looks like and demonstrates how your HOA Board is working to ensure future financial stability.

Two years ago, Mabury Ranch had just approved updating the masonry of our entryways, when the associated cost was heavily impacted by pandemic inflation. The new board was left with just enough money to pay for the masonry upgrades but nothing else. New plants would have to wait. The dedicated members of the board immediately undertook cost saving measures including eliminating monthly room rentals for our monthly HOA meetings, ending our monthly storage costs rentals, and looking for savings with our vendors to shore up our financials. Through their hard work the MRHOA Board was able to identify enough money to immediately plant the entryways, and to make significant improvements in the parkway strips on our three major entryways. As of the last HOA Board meeting, all parkway strips on Orange Park have been approved for rehabilitation, four parkway strips on Yellowstone have been approved for rehabilitation, and new seasonal planting will be tried at the Orange Park entryway. In addition to this, and for the first time in MR history, the front entryways were professionally illuminated for the holidays. For the better part of a decade, previous boards have discussed making such significant improvements to MR landscaping, and in two short years this board of directors made talk a reality. In addition to the reinvigoration of our plantings this board of directors has led the way to take the trimming and maintenance of MR's 200+ trees to the next level! Trees that were once trimmed on an emergency basis, now are on a regular schedule and are being looked after by an arborist.

City Trees

For the better part of seven years, multiple boards have recognized the need to protect Mabury Ranch and its membership from encroaching costs of City trees. Past boards have tried multiple times to work with the City to ensure trees sitting on City land are maintained by the City and not forced onto our membership. For too long the City of Orange has attempted to treat MR differently from all other neighborhoods in the City. This board has worked in almost unanimous harmony to ensure MRHOA dues are not spent on maintaining trees that are owned by the City.

Unfortunately, the MRHOA Board was unable to finalize a tree maintenance Agreement with the City, due in part to the unauthorized distribution of incorrect information and communications. The Board will continue to work with the City to reach a long term solution for the community. Please keep in mind that each of the Board Members are bound by their Fiduciary Responsibilities to Mabury Ranch and therefore cannot discuss ongoing contract negotiations with the community. Through the dedication of the rest of the board, the MRHOA has made significant progress on this issue.

New Development

The Mabury Ranch HOA is closely monitoring the status of the Milan property north of Santiago Creek adjacent to Mabury Ave. As a reminder, the zoning and future residential development of this site was approved by the City Council (R-1-8) back in 1993. Milan is once again actively marketing the sale of this property to residential builders and Mabury Ranch is aware of a recent MOU between the City and Milan which seeks to fast track the development of homes north of the creek. The route and origin of the necessary fill dirt is under consideration which could impact the quality of fill used for the project, along with the route of nearly 10k truckloads of dirt through our community. The Mabury Ranch Board will be following this development, and when necessary, communicating with City Council members, the State Water Board, the Orange County Solid Waste LEA and Milan directly to ensure that any contaminated fill is properly handled, and to the best of our ability, to ensure the roughly 10k truckloads of fill dirt don't come through our community. We encourage our community members to share their feeling about this development with us at morgan@tpms.net.