



Community News and Reminders

NEW HOA NEWSLETTER: Welcome to the first Edition of “on the Ranch” the newsletter for Anna Ranch HOA. We hope to bring you informative, and insightful information about your community, and the rest of the town.

Trash and Recycling: Remember that trash and recycling in Anna Ranch is every Friday!

Phase 1B Updates: Phase 1B has officially started in Anna Ranch, which includes a new monument, new landscaping, and a pool that is set to open in 2024. Stay tuned for further news and updates on this groundbreaking project.

Upcoming HOA Meeting: The HOA will be meeting on a date this month, and notice will be sent, once the date is confirmed. At this meeting, we will go over the financials for the community, work that is being done, and status updates on everything going on in the community.

Street Lights: As mentioned in the Annual Meeting, the power for the street lights is currently being paid for by the HOA, until the homes are at least 85% occupied per phase. Currently, in Phase 1, we are at: 70%



New Entrance: If you are not aware, the community has a new entrance, in Phase 1B, at Gardendale Hollow. The Landscaping has now gone in, and it looks nice. The HOA’s landscaper will continue to work on that, improving it, once the original installation is complete.

Freezing Weather: We don’t currently have any freezing weather in the forecast, but that can change quickly. It is best to leave the items that you set up to protect your property, originally, where they are, until at least March. That way, if it does freeze, it is still protected. We will be

covering how to recover from that in Spring.

ACC Process: If you would like to add something, or change something about your home, you will need to submit an ACC Request. This is an acronym that stands for “Architectural Control Committee”. This is a form that tells the committee what you would like to do. The more information that you can provide will help them. Pictures, plans, and even the Plat that you got at closing will help in the process. You can get this form on the HOA’s website, at: <https://annaranchhoa.com>, once completed, you can send it to Dale for review at: Dale@Legacysouthwestpm.com.

HOA Dues: It is that time of year to pay the HOA dues. If you are struggling, and not able to pay all at once, just go to the HOA’s website, and submit a payment plan form. You can spread those payments out over months, and make things easier for you. If you have any questions, just email Dale to find out more.

The Next Edition: As this is intended to be a monthly newsletter, we welcome any suggestions that you have to add to it. We want to inform you about the things that you want to be informed about, so please let us know what that is. Just email Dale the topic, and he will make sure that it is included.

Important Reminder: If you don’t remember, Valentine’s Day is coming up this month. If you haven’t already made plans, now would be the time to begin those. You do not want to be looking for the gift on the 14th, because you probably won’t find it that day. Just a word to the wise.

They gave us an extra day this month: As a reminder, this is leap year, and there are 29 Days in February this year

...About Town

“It will be a great town, once they get done building it”: You have probably notice, and may have been inside the new City Hall, it is a definite upgrade from what was there before. What you may not know, next to that, blocking off 7th Street is the ground breaking for the new City Library. No projected open date, as they are currently grading the ground.



Chipotle is coming, Chipotle is coming!!: You may have seen, in the Walmart Parking Lot that they are tearing up a lot next to Chilli's. This is a future site for Chipotle. No document open date yet, as they are currently laying the foundation, but it should be coming soon. I would suggest keeping an eye on the site, and the website.

Donut time, Soon: Dunkin Donuts has broken ground on a site in Anna. This will be between the Flying J, and the shopping center. They have just broken ground, and have not even done the grading

work, so anyone who needs donuts may have to wait. When they do come, please stay clear, as people will do crazy things for donuts.

Walgreens: The new Walgreens next to KFC on Walnut Dr, seems to be nearing completion. They haven't finished the street in front yet, which you would think would be one of the first things done, but they are working on it. Their website doesn't have an open date yet, so keep a lookout for that.

More to come: As you know, Anna is a vibrant community that is growing by leaps and bounds. We will try to keep you informed of all the additions, but I suspect it will be moving too fast for a monthly newsletter to be able to keep up with. If you hear about something new that is coming in, and would like to have it included, please let us know. We will keep you updated on these projects, and any others that we hear about.

Get in 'The Know': If you would like to know what the future plans are for the City of Anna, you can attend a Meeting of the Planning and Zoning Commission. They meet on the first Monday of the Month, at 6 PM, at the Municipal Complex - Council Chambers, 120 W. 7th Street, Anna, TX. They will be able to tell more than we have even heard about during the meeting, as they are the first to hear. It is also good to get involved in the community.

Have a Great Month!!

On the Ranch!!



February

2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
29	30	31	1	2 Groundhog Day!! Trash / Recycling Day	3	4
5	6	7	8	9 Trash / Recycling Day	10	11 Superbowl Sunday!
12	13	14 Valentine's Day!	15	16 Trash / Recycling Day	17	18
19	20 Presidents' Day	21 HOA Meeting 6:30 PM – More info to come.	22	23 Trash / Recycling Day	24	25
26	27	28	29 Leap Day	1 Trash / Recycling Day	2	3
4	5	6	7	8 Trash / Recycling Day	9	10

Notes:

