

# DOBSON RANCH

## SUSTAINABLE NEIGHBORHOODS FOR HAPPINES

As originally envisioned, Dobson Ranch is a mixture of single-family homes, condominiums and townhomes designed around a common theme--the lakes. Nestled within the community are several schools, churches and a municipal complex which includes a lakeside park, a police substation, a fire station and a branch of the city library. Convenient access to transportation, employment and shopping are essential to the vitality of every community. Dobson Ranch is fortunate to be adjacent to two busy freeways for direct driving routes to neighboring cities. Commercial businesses of all types are located close by. Bike lanes along many of the neighborhood roads offer opportunities for moving throughout the community.



Ongoing community events include Fitness in the Park, and classes in Yoga, Zoomba, and Tai Chi. There are also seasonal activities such as Breakfast with Santa and the springtime Eggstravaganza. Community members are also encouraged to get involved in community based volunteer projects. One recent project involved converting portions of the vegetation around the many Dobson Ranch lakes to be more conducive to dragonfly populations as a means to limit mosquitos, reducing pesticide use. In order to encourage the community to get out, even once the sun has set, Dobson Ranch has installed extensive street lighting, much of which has been upgraded to LED lighting.

Dobson Ranch residents are reminded of the part they play in water conservation by being kept up to date about statewide water conservation news. There are regular posts to the website and newsletters from organizations such as Arizona Municipal Water Users Association, Arizona Department of Water Resources, and the City of Mesa Water Resources Department. Data on the



Dobson Ranch Lakes are provided by the neighborhood's own water resource manager, and educational articles for residents cover topics such as local water table levels and the advantages of backflow preventers. The residents are also encouraged to participate in the curbside recycling program.

The Home Owners Association is made up of leaders in the neighborhood that ensure that the property values will not be impacted by unsightly development and homeowners that attempt to install unapproved, unattractive composting systems or poorly maintained landscaping are notified of the violation immediately. The residences must all conform to aesthetic standards that ensures an elevated neighborhood value, hence making Dobson Ranch an excellent financial investment.

Dobson Ranch has left behind its agricultural roots and now provides its residents with a leisurely lifestyle within a bustling metropolitan area. The Ranch's motto 'The Best Place to Live' is as true today as it has been since the beginning.

