

August 2003

Volume 6

Gilbert Ranch Newsletter

A Publication of the Gilbert Ranch Homeowners Association
Homeowner controlled since 2000

What's New

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Chuck Minnick our Vice President has resigned from the board due to required work travel. Thank you Chuck for your service!!

The SRP Landscape mitigation project was awarded to our current vendor Aztec.

The board has purchased 6 new sidewalk signs to advertise HOA and neighborhood events from SummitWest Signs for \$961.47 The signs will be placed near each entrance to the neighborhood and will be stored at a board member's house when not in use.



Because of scheduling conflicts, the Fall Festival will be moved to the spring. The Social Committee would still like to have an activity this fall. Please send your ideas to staceyaz@earthlink.net

The neighborhood entrance signs will be repainted soon.

www.gilbertranch.com will debut soon!

Gilbert Ranch HOA Board

- Nelson Llumiquinga, President
- Dan Hilton, Vice-President
- Jon Bartlett, Treasurer
- Vicki MacLay, Secretary
- Open, Member at Large

Committees

- Architectural
- Landscaping
- Newsletter/ Communications
- Social/Public Relations
- Street Parking
- Service

Financial Update

	2002	2001	2002 Increase (Decrease)
Expenses			
Maintenance:			
Exterminating	1,017	750	267
Landscape	144,575	144,218	357
Maintenance & repair	1,595	1,040	555
Pump	1,127	2,020	(893)
Sprinkler repairs	5,224	4,176	1,048
Vandalism	952	1,613	(661)
Total maintenance	154,490	153,817	673
Supplies:			
General	274	340	(66)
Landscape	1,385	10,296	(8,911)
Office & printing	4,108	3,060	1,048
Postage	3,017	3,365	(348)
Seed	2,813	0	2,813
Social committee	750	0	750
Total supplies	12,347	17,061	(4,714)
Utilities:			
Electricity	8,355	8,205	150
Water	59,319	62,839	(3,520)
Total utilities	67,674	71,044	(3,370)
Services:			
Audit & tax preparation	783	710	73
Administrative services	119	0	119
Bank charges	30	0	30
Insurance	4,911	4,897	14
Lien & summons fees	7,408	8,900	(1,492)
Professional	5,320	3,708	1,612
Taxes & fees	1,938	1,279	659
Total services	48,985	47,868	1,117

These numbers only represent some of the HOA expenses from the Audit Report prepared by C&J Raymond, CPAs, LLP

Home Help

Warranty Tips

You can get free warranty replacement of your **kwikset door knobs** and **smoke alarms** that Continental installed.

Door knobs:
Email a digital picture of the door knob with your name and address to:
kwikhelp@bdhhi.com

Or

Mail a regular picture of the door knob and your name and address to:
Kwikset Consumer Service
19701 DaVinci
Lake Forest, CA 92610

Smoke Alarms:
Mail your smoke detector to:

Invensys Climate Controls Americas
Product Service Department
28C Leigh Fisher Blvd.
El Paso, TX 79906

Security Tips



Facts (Gilbert, Arizona Statistics)

- 1,273 burglaries in 2000 (1 person in 85 became the victim of burglary)
- 1,464 burglaries in 2001 (1 person in 86 became the victim of burglary)
- 2002 (1 household in 63 became the victim of burglary)
- Estimated cost of stolen goods in 2001 = \$4,712,805
- 36% of all reports were taken from residences due to a garage door left open.

Having a free security survey performed on your home is a good beginning. Implementing the recommendations is a necessary second step.

GILBERT POLICE DEPARTMENT
C/o CRIME PREVENTION UNIT
1025 South Gilbert Road
Gilbert, Arizona 85296
(480)503-6549

<http://www.lockemout.net/>

Gilbert Ranch Homeowners Association

P.O. Box 11330
Tempe, AZ 85284-0023

Phone: 480-345-0046
Fax: 480-345-1728

Email: gilbertranch@lepinandrenehhan.com

Board Meeting Schedule for Remainder of 2003 (call for location)

- August 12
- September 2
- October 1
- November 5

Community

“United We Stand” Flag Service Fundraiser

On major holidays the Boy Scouts of Troop 290 will set up and display the American Flag at your home. At the end of the day they will retrieve it and store it until next the holiday! The Scouts of Troop 290 purchase the flag, store it, take care of it and replace it when necessary.

Holidays that the Flags will be posted:

Flag Day, Independence Day, Labor Day, Patriot’s Day (9/11), Veterans Day, Presidents Day, and Columbus Day.

The cost for this service is \$35 per year with a one-time start-up fee of \$15. The service is renewable annually. The money raised through this service helps send Boy Scouts to camp and buy equipment for the Troop. Thanks for your support.

To sign up, contact : Eric Allen 792-6818 or David Kurr 855-7705

Advertisements



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Weekly Yard Service as **LOW** as \$65 per month

- ✚ Lawns Mowed and Trimmed
- ✚ Trees Trimmed/Removed
- ✚ Bushes/Shrubs Pruned and Shaped
- ✚ Sprinkler/Drip System Repair & Installation
- ✚ Weed Control
- ✚ Seasonal Planting & Vegetable Gardens
- ✚ Clean-up and Debris Removal
- ✚ Window Washing
- ✚ WEEKLY & BI-MONTHLY SCHEDULED SERVICE
- ✚ Thatching, Fertilizing, Aerating and Over-seeding

Call for your free estimate today

LOBO LANDSCAPE

1679 E. Galveston St.
Gilbert, AZ 85296
480-326-8159

Notes of Interest:

The HOA Board has not raised the assessments since 1998.

This newsletter is created by volunteers on the newsletter / communications committee.