

August 2004

Volume 10

Gilbert Ranch Newsletter

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

What's New

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Val Vista / Toledo



Williamsfield / Rome

- ❖ The new entrance signs for the Eagle Creek and the Quail Run entrances near the tennis courts are in the process of being approved by the Town of Gilbert. The look and design will be similar to the existing entrance signs off of Val Vista / Toledo and Williamsfield / Rome.
- ❖ Entrance sign lighting will be tested at Williamsfield / Rome, additional lighting will be extended to all signs if the test is successful. Please send your feedback to info@gilbertranch.com.
- ✓ We have a new property manager with Lepin and Renehan, Kellie Underwood.
- The board has adopted the new reserve study performed in the Spring, the executive summary is available at <http://www.gilbertranch.com/reservestudy.pdf>

Gilbert Ranch HOA Board

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

Committees

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

Water Update

- ✓ *Watering schedule changes: The Town of Gilbert has entered into a Phase 1 drought status and is required to reduce municipal water use by 5 percent and will not be over seeding its parks and municipal turf areas again this year. **The Gilbert Ranch Board of Directors will continue to review and make changes in our watering / seeding schedule to help reduce water usage.***

The following chart will help you schedule the frequency and timing of your sprinkler and drip systems and will help you save water, time, and money.

Fall and Spring Landscape Watering Guidelines

How much & how often Water to the outer edge of the plant's canopy and to the depth indicated. Watering frequency will vary depending on season, plant type, weather and soil.		Seasonal frequency - Days between watering		
		Summer May - Oct	Fall Oct - Dec	Water this deeply (Typical root depth)
Trees	Desert Adapted	7-21 days	14-30 days	24-36 inches
	High Water Use	7-10 days	7-12 days	24-36 inches
Shrubs	Desert Adapted	7-21 days	14-30 days	18-24 inches
	High Water Use	5-7 days	7-10 days	18-24 inches
Groundcovers & Vines	Desert Adapted	7-21 days	14-30 days	8-12 inches
	High Water Use	2-5 days	7-10 days	8-12 inches
Cacti & Succulents		14-30 days	21-45 days	21-45 days
Annuals		2-5 days	3-7 days	3-7 days
Warm Season Grass		3-6 days	6-21 days	6-21 days
Cool Season Grass		none	3-10 days	3-10 days

These guidelines are for established plants (1 year for shrubs, 3 years for trees). Additional water is needed for new plantings or unusually hot or dry weather. Less water is needed during cool or rainy weather. Drip run times are typically 2 hours or more for each watering.

Home Help

Free warranty replacement

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:
kwikhhelp@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

Prevent Crime in Gilbert Ranch

- Keep your garage door closed
- Call the Town of Gilbert Police Department to request a free security survey at (480) 503-6500
- When on vacation, notify the police at (480) 503-6500 or do it online at <http://www.ci.gilbert.az.us/eservices/police/form-vacation.cfm>

L Latches and Locks
O Outdoor Lighting and Landscaping
C Clearly Visible Property Identifiers
K Keeping Garage Door Closed
E Entry Peep Viewers
M Metal Security Screens/Doors
O Operation Identification
U Use of Security Bar
T Timers

<http://www.ci.gilbert.az.us/police/prevention/lockemout.html>

- **Watch out for your neighbors!!**

Property Crime Map:
<http://www.ci.gilbert.az.us/police/analysisprop.html>

Gilbert Ranch Homeowners Association

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Board Meeting Schedule for Remainder of 2004

Located at S.E. Regional Library

- **September 1**
- **October 6**
- **November 3**

Notes of Interest:

The HOA Board has not raised the assessments since 1998.

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

You can view the newsletters online at: www.gilbertranch.com

To advertise in the newsletter, email: info@gilbertranch.com



Street parking is not allowed within the community and cars should not be parked on gravel next to driveways. A parking violation form is available on www.gilbertranch.com to help monitor offenses. Your assistance in helping maintain our community is appreciated.



Visit www.gilbertranch.com

- **Online H.O.A. forms**
- **Meeting schedules**
- **Useful Links**
- **Neighborhood maps**
- **Contact information**
- **Current and previous newsletters**
- **CC&Rs and Bylaws Coming Soon....**

Advertisement



Thinking about real estate?

Hi neighbor! My name is Lisa Rey-Brownell and I am a Realtor® with Dan Schwartz Realty, the 4th largest Real Estate Brokerage in the metro Phoenix area. I have been a Gilbert Ranch resident for almost six years! I am very excited about the opportunity to help people realize their dreams through real estate.

If you are considering buying or selling a house or purchasing real estate as an investment, I can help! Please call for a free market analysis.

Cell: (602) 405-3832

E-mail: lbrownell@cox.net

I Love Referrals!



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Tempe, Arizona 85282