



Happy Holidays!!

December 2003

Volume 7

Gilbert Ranch Newsletter

www.gilbertranch.com

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

What's New

Scavenger Hunt

Saturday, December 6th

at 2:00pm in the Val Vista commons (near basketball courts)

Come test your wits with holiday themed clues! For more information or to sign up send an email to

stacevaz@earthlink.net

Stop by at 3:00pm for Hot Chocolate and neighborly information and fun!

Newsletter Highlights:

What's New	1
Water Update	2
Board Meeting Schedule	3
Contact Information	3
Warranty Tips	3
Holiday Parking	3
Community and Advertisements	4



pictures taken from the Fall Festival 2002

- ❖ Bill Montgomery was elected to the board as the Member at Large to replace Chuck Minnick
- ✓ The board has approved a new reserve study to be conducted by Association Reserves
- ✓ The board has awarded Tree Doctors a bid for trimming the trees in the common areas
- ✓ Please visit www.gilbertranch.com and give us your feedback about the new site

Water Update

- ✓ To conserve water and save money during the drought, the board decided not to overseed any common areas with rye this fall and spring of 2004.

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		
		Fall Oct - Dec	Winter Dec - Mar	Water this deeply (Typical root depth)
Trees	Desert Adapted	14-30 days	30-60 days	24-36 inches
	High Water Use	7-12 days	14-30 days	24-36 inches
Shrubs	Desert Adapted	14-30 days	30-45 days	18-24 inches
	High Water Use	7-10 days	10-14 days	18-24 inches
Groundcovers & Vines	Desert Adapted	14-30 days	21-45 days	8-12 inches
	High Water Use	7-10 days	10-14 days	8-12 inches
Cacti & Succulents		21-45 days	if needed	8-12 inches
Annuals		3-7 days	5-10 days	8-12 inches
Warm Season Grass		6-21 days	15-30 days	8-12 inches
Cool Season Grass		3-10 days	7-14 days	6-10 inches

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.

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

F.Y.I.

Warranty Tips

Do you have termites?



Look for mud tubes along your foundation:



Most homes in Gilbert Ranch have a 5 year warranty through:

Sexton Pest Control

info@sextonpestcontrol.com (include your lot # and subdivision name)

602-278-8272

Holiday Parking



Even with Holiday guests, parking is still not permitted on the streets. Should you require such need for a few days, please contact our property manager Brenda Hearty, at (480) 345-0046 or info@gilbertranch.com

All parking complaints should be submitted to our management company with as much detail as possible. Complaints are kept confidential.

Please remember that parking on the street not only violates CC&R's and city ordinances but is a safety issue for our children.

Gilbert Ranch Homeowners Association

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

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

Email:
info@gilbertranch.com

Board Meeting Schedule for 2004

Located at Ashland Ranch Elementary

- January 7
- February 4
- March (Annual meeting)
- April 7
- May 5
- June 2
- July (No Meeting)
- August 4
- September 1
- October 6
- November 3
- December (No Meeting)

Community

Notes of Interest:

The HOA Board has not raised the assessments since 1998.

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

“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

Buy a home and get up to 1% cash back

- ▶ Full access for my clients to the Multiple Listing Service, updated daily.
- ▶ Your home will be listed with it’s own webpage and a free virtual tour.
- ▶ Direct marketing to over 60,000 registered homebuyers.

Contact your neighbor at Gilbert Ranch:

Johannes Rath

Realtor

ZipRealty, 480-899-2554

johannes.rath@ziprealty.com

Professional, dedicated, honest!

**Sell your house and save up to 25%
on commissions**