

Fall 2005  
Volume 12

# Gilbert Ranch Newsletter

[www.gilbertranch.com](http://www.gilbertranch.com)

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

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## What's New

### Highlights from the August 2005 Pool Party



### HOA Monument Signs

Great News! Construction of the new monuments signs will begin soon. After more than a years worth of discussion with the Town of Gilbert the new monument signs will finally be installed.

### Val Vista Road Construction Update

The stoplight at Val Vista and Toledo is being recommended to the Town Council to be completed sooner than originally planned and added to the 2005-06 Town of Gilbert Capital Improvement program. Once approved the project will take 6-8 months to design and construct.

For more information: <http://www.ci.gilbert.az.us/traffic/restrictions.cfm>



### Free Flowers

The Water Conservation office is offering FREE Sonoran desert wildflower seeds to Gilbert residents. For more information contact Cathy Rymer at 480-503-6896 or [CathyR@ci.gilbert.az.us](mailto:CathyR@ci.gilbert.az.us).

## 2005-2006 Winter Overseeding

The Board has resolved not to overseed the common areas this winter in order to keep the cost of landscape maintenance and water usage to a minimum. Homeowners are not required to overseed.

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.

## Summer and Fall 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.

### Gilbert Ranch HOA Board

- Nelson Llumiquinga, President
- Jon Bartlett, Vice-President
- Mike Rogers, Treasurer
- Vicki MacLay, Secretary
- Tedd Brandon, Member at Large

### Committees

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

## F.Y.I.

### Questions and Answers about your HOA

#### What is the Gilbert Ranch Homeowners Association?

A nonprofit corporation formed to preserve the common areas in our neighborhood, enforce the CC&Rs to protect your property value and collect and disburse assessments to further the aforementioned.

#### How do I receive a copy of the CC&R's and Architectural Guidelines?

Copies of these documents and others are available at [www.gilbertranch.com](http://www.gilbertranch.com). You may also request a copy from our management company Lepin and Renehan for \$.10 per page plus postage. (contact information to the right)

#### Who sends me these letters about breaking the CC&Rs?

Our management company, Lepin and Renehan, is contracted in part to send these letters on behalf of the Association.

#### How do I get involved with the HOA?

Come to the monthly board meetings and our annual meeting, fill out the volunteer form on [www.gilbertranch.com](http://www.gilbertranch.com), call our management company and attend any activities. All are welcome ~ this is your HOA, so don't wait for an invitation.

#### What happens to anonymous letters sent to the board?

The board does not read or respond to anonymous letters.

#### How does the board make decisions about violations when the homeowner disagrees?

If the homeowner does not show up to the monthly meeting or send us pictures, we have to make a decision based on the information at hand. In short, if you disagree with anything – show up to the meetings or send us picture via mail or email.

#### Who reports parking violations?

Parking violations are submitted by the parking committee and caring residents.



#### What can I do about the feral cats in the neighborhood?

A local resident is putting together a group of volunteers to help in controlling our Feral / stray cat population in Gilbert Ranch. There are many homeless cats here that were left behind when the dairy farm relocated and currently any cats that are trapped are put to sleep. She is seeking volunteers, donations and/or homes for any kittens that are tamable and is in contact with an organization that will help pay for the spay/neuter fee for the cats that are not tamable. Untamable cats can be beneficial to our community because they help in keeping rodent and insect pests under control. If you would like to help in this effort, please contact Cindy at 480-313-1047



#### What can I do if I see bees in the common area?

If you see a bee hive in the common area please call our management company. Remember, swarming bee do not necessarily indicate the presence of a hive. In order to treat bees, a hive must be located.

#### Gilbert Ranch Homeowners Association

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

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

Email:  
[info@gilbertranch.com](mailto:info@gilbertranch.com)

#### Board Meeting Schedule for 2005

Located at S.E. Regional Library (see the website for location and date changes)

- November 17
- December (No Meeting)

## Community



Visit [www.gilbertranch.com](http://www.gilbertranch.com)

### Notes of Interest:

The HOA Board has not raised the assessments since 2005, the prior raise was in 2000.

This newsletter is published twice a year, in the summer and fall.

You can view the newsletters online at: [www.gilbertranch.com](http://www.gilbertranch.com)

To advertise in the newsletter, email: [info@gilbertranch.com](mailto:info@gilbertranch.com)

- Online H.O.A. forms
- Meeting schedules
- Zoning information
- Useful Links
- Neighborhood maps
- Contact information
- Current and previous newsletters
- CC&Rs and Bylaws
- Board Meeting Minutes

### Having a Block Party?

The HOA activities committee would like to sponsor up to \$50 in food or nonalcoholic beverages. For more information, please email us at [info@gilbertranch.com](mailto:info@gilbertranch.com)



Street parking is **NOT** allowed within the community and cars should **NOT** be parked on any front yard landscape. A parking violation form is available on [www.gilbertranch.com](http://www.gilbertranch.com) to help monitor offenses. Your assistance in helping maintain our community is appreciated.