

# Gilbert Ranch Newsletter

A Publication of the Gilbert Ranch Homeowners Association

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## **A Message from the President**

It gives me great joy to open this year's newsletter greeting with news that will resonate with all of us affected by the anemic state of the economy – dues are not going up! While we have all felt the effects of the economic downturn, your board continues to be fiscally responsible and our budget for the year echoes our commitment to be good stewards of the association.

I must confess that as a fellow homeowner, I have a vested interest to ensure that our HOA serves the community, not the other way around. But that is the way it should be. Not only fiscally, but also in responsiveness. To

that end, we strive to balance the needs of individual homeowners with the interests of the community as a whole. Board meetings are always welcome to homeowners and we encourage your participation and involvement.

Under the professional management from Lepin & Renehan, with the cautious oversight of your board, Gilbert Ranch has maintained a careful eye on the budget while building a small reserve for a rainy day fund. This is a tremendous achievement and one that we are very proud of.

However, we need your help to keep

costs down and responsiveness high. Vandalism continues to be an expensive area of concern in our community and one that, for the most part, we have the means to eliminate.

Homeowners are asked to report damage to the management company (480-345-0046) as well as any acts of vandalism that may be witnessed. Parents are also asked to advise their children that damage to community property ultimately costs the parents, as well as neighbors.

Together we can continue to make Gilbert Ranch a wise investment and a great place to call home.

## Architectural Committee Message

### Board Meeting Schedule for Remainder of 2003

- **March 26  
(Annual  
Meeting)**
- **April 8**
- **May 13**
- **August 12**
- **September 9**
- **October 14**
- **November 11**

Homeowners having a matter they wish to address with the Board of Directors must notify the Management Company at (480) 345-0046 at least 10 days prior to the meeting to be placed on the agenda. Homeowners wishing to observe the meeting are also requested to call the Management Company to assure that adequate space is provided.

### Committees

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

Over the last year, the Architectural Review Committee has received 45 submittals, of which 38 were approved. For the 7 that were not approved, 5 were resubmitted and subsequently approved.

Accordingly, 93% of plans submitted by homeowners were ultimately approved. The biggest reason for such a high approval rate is the fact that submittals are coming with all required information up front. All committee members need to do then is verify compliance with CC&Rs and the process is complete. If you are interested in getting involved with your HOA but may not feel comfortable becoming involved with the Board at this time, please consider a committee membership.

Speaking of architecture and approval, since homeowners took

over responsibility for our HOA, one major project has been out for bid and review without a reasonable solution. Namely, the Board's effort to have additional "Gilbert Ranch" signs built on the west side of Val Vista/Toledo and at the south entrance to the west portion of our HOA along Williams Field Road. To date, the most competitive bid we have received projected the cost of two signs, equivalent to the two signs currently standing, at approximately \$15,000. While we have received bids closer to \$5,000, the signs to be built would not match the look and design of signs currently in place. As a result, the board has decided to conduct the bid process differently. While in the past we asked for bids from sign companies, we will now seek bids for the construction of concrete forms equivalent to what we

currently have and then seek bids for the actual "Gilbert Ranch" signage. A review of prior bids revealed the fact that sign companies were outsourcing the construction of the forms and that was increasing our projected cost. We remain committed to having installed "Gilbert Ranch" signs to adequately identify our entire community.

Following last year's Annual Meeting, the Board also took on the task of seeking bids for fencing along the west side of Val Vista south from the canal to the southern edge of the common area field in order to more easily enforce the private nature of the field and cut down on non-member use. The average bids we have received so far for installing fencing have averaged over \$10,000. As a consequence, we are setting a budget target of \$5,000 for the fencing and we are seeking new bids with that target cost

## Architectural Committee Message

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as a requirement.

Your Board of Directors remains committed to meeting the needs of our HOA while also exercising our fiduciary responsibilities to carefully manage our funds and ensure the proper growth of reserves to meet both

planned and unplanned events. Along with that commitment is the effort to keep our HOA dues at a level directly commensurate with the expenses of running our HOA. Therefore, some projects are taking time to accomplish in

order to ensure every dollar we spend is carefully considered. If you would like to help with the bidding process, or you have ideas on how we can accomplish our goals at less cost, please attend the Annual Meeting and volunteer to help.

## Annual Meeting Reminder!

The Gilbert Ranch Homeowners Association Annual Meeting will be held on March 26 at Mesquite High School in Lecture Hall B. Check-in will begin at 6:30 and the meeting will start at 7:00. Please remember that we need a quorum of homeowner votes at the meeting in order for it to take place. If you are able to attend the meeting, please check with your neighbors to

see if they are also attending. If they are not, ask them if they would be willing to fill out their proxy vote card (included in the Annual Meeting mailer) so you can take it with you to the meeting. Doing this will ensure that Association will not have to incur unnecessary costs by needing to reschedule the Annual Meeting.

If you are not able to

attend the meeting, please fill out your proxy card and either give it to a neighbor who will be attending or send it to the Board.

This year, we will be discussing the best use of funds given to the Association by SRP as a consequence of the expansion of the Santan Generating Station and other topics.

We hope to see you there!

### Gilbert Ranch Homeowners Association

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### Gilbert Ranch HOA Board

- Nelson Llumiquinga, President
- Bill Montgomery, Vice-President
- Dan Hilton, Treasurer
- Vicki Maclay, Secretary
- Diane Cassens, Member at Large

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**Notes of Interest:**

- Mark Your Calendar for the 2003 Annual Board Meeting on March 26 and make your voice heard in the issues facing our Association.
- Please remember that the U.S. Post Office discourages anyone from posting fliers on the community mailboxes.
- Trash cans must be moved out of plain view the same day as trash pick-up.

## **“The Meter Maid”**

### **A Message from your Parking Committee**

Sometimes it feels as if we should expect a meter maid to stroll down Gilbert Ranch streets and patrol our parking meters. But we don't have parking meters. We do, however, have a parking problem.

Gilbert Ranch CC&Rs prohibits overnight street parking. Yet this is a very common

complaint to the management company. Here is how you can help:

First, please follow the CC&Rs do not park on the street overnight. Second, if you notice that your neighbor is doing so, or that your street has become a parking lot, let the management company know. The

management company will send a friendly reminder to the homeowner in question. This usually solves the problem, as most violators seem to not be aware of the CC&R clause in question.

- The parking committee