

May 2003
Volume 5

Gilbert Ranch Newsletter

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

Update from Annual Meeting

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Dan Hilton Chuck Minnick Jon Bartlett
Picture taken at Ashland Ranch Elementary after the May board meeting

- Two new board members were elected at the annual meeting in March, Chuck Minnick and Jon Bartlett.
- Linda Edwards from the Town of Gilbert Planning department gave updates on the future of the dairy farm, the new Kohl's shopping center and Sonic, Super Wal-Mart and the hospital.
- Marie Kosman from neighborhood services talked about the Solve-It program, services available from the town and how to be a good neighbor.
 - If you missed this meeting and are interested in what is being built around your neighborhood, we hope to make a tradition of inviting representatives from the Town of Gilbert to our annual meeting each year.
- The board gave an update about the use of the SRP funds for landscaping
- Lucas Realty Group provided cookies and drinks.

Thank you Diane Cassens and Bill Montgomery for your outstanding service as HOA Board of Directors for the past 3 years. You helped make Gilbert Ranch a better place to live!!

Gilbert Ranch HOA Board

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

Committees

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

Meet the HOA Board

All positions in the HOA are volunteer (only vendors are paid)

Nelson Llumiquinga:

Why did you join the HOA board?

To work with fellow homeowners to protect our investment, maintain our high quality of life and give back to the community. Like most homeowners, our home is the biggest investments we own and we aim to make sure that it appreciates in value over time. Additionally, as our community grows, I want to ensure that the surroundings maintain the high quality of life we enjoy.

What do you hope to accomplish or have you accomplished since being on the board?

Fiscal responsibility. Raising the dues should always be the last resort for our HOA and just like many households, a rainy day fund needs to be available for unforeseen circumstances.
Cohesiveness. Our community could benefit from a more "neighborly" atmosphere. Encouraging homeowners to participate in community events and raise awareness of local happenings via a community website and newsletter.
Foresight. The board must plan for the community's longevity.

Chuck Minnick:

Why did you join the HOA board?

At the request of numerous neighbors.

What do you hope to accomplish or have you accomplished since being on the board?

Give my neighbors a voice on the board.

Dan Hilton:

Why did you join the HOA board?

I joined the HOA board so I could find out where my quarterly assessments were being spent and to help ensure that the needs of the community were met.

What do you hope to accomplish or have you accomplished since being on the board?

I hope to help our community by trying to ensure that the majority of the homeowners are happy living in the HOA and that they are not burdened by unneeded raises in the quarterly assessments.

Jon Bartlett:

Why did you join the HOA board?

To improve communication with homeowners, enhance performance and accountability with our vendors and provide service opportunities to our neighborhood. Make the HOA more accessible and user friendly to you my neighbors.

What do you hope to accomplish or have you accomplished since being on the board?

Lay a strong foundation for future boards, keep assessments low through proactive management of our vendors and help create value for the HOA.

Vicki MacLay:

Why did you join the HOA board?

I enjoy serving in my community and there is a need in our HOA community to do so. I also wanted to be informed as to where my quarterly assessments were being spent.

What do you hope to accomplish or have you accomplished since being on the board?

I would like to see our assessment fees remain low through careful stewardship of the board members.

Questions and Answers about your HOA

What is the Gilbert Ranch Homeowners Association?

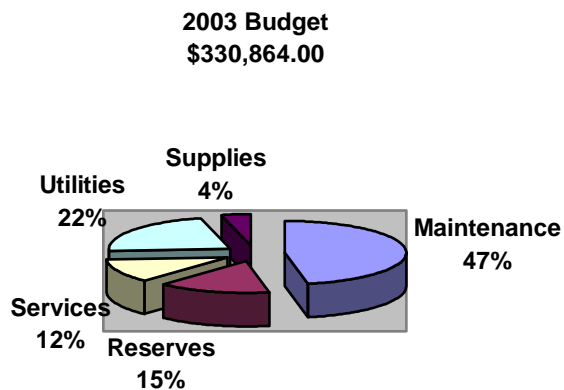
A nonprofit corporation formed to preserve the common areas in our neighborhood, enforce the CC&Rs to protect your property value and collect and disburse assessments to further the aforementioned.

What are the CC&Rs and bylaws and where do I receive a copy?

The covenants, conditions and restrictions (CC&Rs) are the governing documents that dictate how the homeowners association operates and what rules the owners -- and their tenants and guests -- must obey. These documents and rules are legally enforceable by the homeowners association, unless a specific provision conflicts with federal, state or local laws.

You may request a copy from our management company Lepin and Renehan for \$5.20 plus postage. (contact information to the right)

How are my assessments spent?



Maintenance: (\$155,967.12) 91% landscaping service fee, 8% divided among: exterminating, repairs of walls, entrances and common areas, booster pump, sprinkler repairs and vandalism

Supplies: (\$13,044.72) office and printing, plant replacements, postage, seed and social activities

Utilities: (\$72,518.88) 80% water for common areas, 20% electricity for irrigation clocks and pumps

Services: (\$38,998.56) 70% Property Management, 30% divided among: accounting and audit, insurance, legal fees and taxes

Reserves: (\$50,334.72) contingency, landscape renovation, painting, legal, pumps and recreational equipment
(Lepin and Renehan Management charge additional fees that are in several categories)

Why doesn't the HOA improve this or upgrade that?

Continental Homes aka D.R. Horton left the HOA with a reserve deficit, this means that we are having to put more money into savings to plan for future costs. Future costs are: replacement of walls, playground equipment, landscaping infrastructure and emergencies that may arise. In short we do not have a lot of operating cash to spend on upgrades for playground equipment, entrance signs and new walls.

Gilbert Ranch Homeowners Association

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

- August 13
- September 10
- October 15
- November 12

Questions and Answers about your HOA (cont'd)

Notes of Interest:

The Architectural Committee has approved 91% of architecture requests.

The HOA Board has not raised the assessments since 1998.

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

When will the reserves be fully funded?

Our current reserve analysis study projects the HOA will have fully funded it's reserves in 2013.

What else is being looked at to improve our operating cash flow?

Not over seeding with rye in the winter (lower water costs). Possibly increasing or decreasing our contributions to reserves per another reserve analysis study.

Is the HOA having financial problems?

No, we just don't have any extra money to correct Continental's design flaws. Broken or damaged items will be repaired or replaced as needed to keep our neighborhood looking nice.

Who leaves me these letters about breaking the CC&Rs?

Our property management company Lepin and Renehan is contracted for this purpose.

Who takes care of our landscaping? Who monitors their performance?

Our current vendor is Aztec from Higley, AZ. Our management company Lepin and Renehan are contractually responsible for monitoring the performance of our vendors ~ the board is then responsible for Lepin and Renehan's performance.

How do I get involved with the HOA?

Come to the monthly board meetings and our annual meeting, call our property management company and attend any activities. All are welcome ~ this is your HOA, so don't wait for an invitation.

Will there be another Fall Festival this year? If so, where?

Yes, activities are rotated to different locations each year. This year it will be on the west side of Val Vista at the large park.

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 what the property management company tells us. In short, if you disagree with anything – show up to the meetings or send us picture via mail or email.

Does the HOA have any money to help people that can't pay their assessments?

Unfortunately at this time the HOA does not have any money set aside to help people that may need financial assistance paying their assessments.

How do I bid on work or services for the HOA?

Contact our management company and ask to be put on the bid list.

How do I find out about activities and meetings?

The board is looking at buying sidewalk signs similar to what Ashland Ranch currently uses for advertising meetings and activities. Read the quarterly newsletter and contact our management company.

IMPORTANT MONEY SAVING TIPS

The majority of homeowners have their watering schedule set for evening and nighttime watering. Therefore, if problems exist in your sprinkler or drip system, it usually goes unnoticed.

- Run your irrigation systems manually and inspect each point of water release to make sure it is functioning properly. In many cases, broken drip heads cause severe over watering, flooding, and increased water costs.
- If you see any problems with the neighborhood irrigation system, please call 480-345-0046 and report the problem so it can be repaired.

The summer heat is here and it's time to change your plant and grass watering schedule. 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.

You may request a laminated version at <http://www.ci.gilbert.az.us/water/orderform.htm>

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				Water this deeply (Typical root depth)
		Spring Mar - May	Summer May - Oct	Fall Oct - Dec	Winter Dec - Mar	
Trees	Desert Adapted	14-30 days	7-21 days	14-30 days	30-60 days	24-36 inches
	High Water Use	7-12 days	7-10 days	7-12 days	14-30 days	24-36 inches
Shrubs	Desert Adapted	14-30 days	7-21 days	14-30 days	30-45 days	18-24 inches
	High Water Use	7-10 days	5-7 days	7-10 days	10-14 days	18-24 inches
Groundcovers & Vines	Desert Adapted	14-30 days	7-21 days	14-30 days	21-45 days	8-12 inches
	High Water Use	7-10 days	2-5 days	7-10 days	10-14 days	8-12 inches
Cacti & Succulents		21-45 days	14-30 days	21-45 days	if needed	8-12 inches
Annuals		3-7 days	2-5 days	3-7 days	5-10 days	8-12 inches
Warm Season Grass		4-14 days	3-6 days	6-21 days	15-30 days	8-12 inches
Cool Season Grass		3-7 days	none	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.						