

May 2004
Volume 9

Gilbert Ranch Newsletter

www.gilbertranch.com

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

What's New

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Pool Party Saturday August 21st Mesquite Aquatic Center

at Mesquite Junior High
100 W. Mesquite St. (Gilbert Road & Mesquite)
6:30pm – 8:30pm
Free Admission and Refreshments

Annual Meeting Highlights:

- 16 Homeowners were present at the March 31, 2004 Annual Meeting held at the Southeast Regional Library.
Total votes present through the use of Proxies – 107
- Guests: Vickie Owen from the Town of Gilbert Police Department. She gave a presentation of how homeowners can reduce the risk of burglary, laser etching of car windows (done for free!) and Neighborhood Block Watch Programs
- ❖ Nelson Llumiquinga was re-elected to the Board for a three-year term



Pictures taken from the Annual Meeting and Picnic in the Park (March & May 2004)

Water Update

- ✓ *Watering Schedule change: The board has adopted a new watering schedule for all common areas: Summer watering will be reduced, Winter and Spring watering will be increased. All common areas will be over seeded with Winter grass Fall 2004 and Spring 2005. **We get more green grass during the winter and spring with less water, when people use it the most.***

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.

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.

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) Copies will be available at www.gilbertranch.com soon.

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.

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.

Who enforces parking violations?

Parking violations are submitted by homeowners and the Parking committee.



Overnight 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.

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

- March 31
- April 7
- May 5
- June 2
- July (No Meeting)
- August 4
- September 1
- October 6
- November 3
- December (No Meeting)

Community



Visit www.gilbertranch.com

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

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

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>