

May 2005
Volume 11

Gilbert Ranch Newsletter

www.gilbertranch.com

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

What's New

Pool Party

Saturday August 20th

Mesquite Aquatic Center

at Mesquite Junior High

100 W. Mesquite St. (Gilbert Road & Mesquite)

6:30pm – 8:30pm

Free Admission and Refreshments

Newsletter Highlights:

What's New	1
Water Update	2
Board Meeting Schedule	3
Contact Information	3
F.Y.I.	3
Community	4

Annual Meeting Highlights:

- 23 Homeowners were present at the March 2nd, 2005 Annual Meeting held at the Southeast Regional Library.
Total votes present through the use of Proxies – 76
- Guests: Mario Mangiamele from the Town of Gilbert Planning Department. He gave a presentation on development projects surrounding Gilbert Ranch.
- ❖ Tedd Brandon and Mike Rogers were elected to the Board for a three-year term



Pictures taken from the annual pool party (August 2004)

Weed Update

- ✓ The board is aware of the weed outbreak in the common areas and is working with our landscape vendor to remedy. For future prevention, pre-emergent is planned for 2005.

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.



Tired of the **unsolicited weekend newspaper** that piles up on your driveway? Email or call Circulation at (480) 898-6328 or rmartin@aztrib.com

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.

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.

Copies are available at www.gilbertranch.com. You may also request a copy from our management company Lepin and Renehan for \$5.20 plus postage. (contact information to the right)

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. The board of directors is responsible for the performance of all vendors.

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 the parking committee and caring residents.



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

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Fax: 480-345-1728

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info@gilbertranch.com

Board Meeting Schedule for 2005

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

- March 2
- April 21
- May 19
- June 16
- July (No Meeting)
- August 18
- September 15
- October 20
- November 17
- December (No Meeting)

Community



Visit 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 created by volunteers on the newsletter / communications committee and published twice a year in May and August.

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**
- **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

