

Gilbert Ranch Newsletter

www.gilbertranch.com

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

What's New

Paint Color Updates are here! Please find them on page 6.

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HOA Monument Signs

The Board of Directors hired a qualified, licensed contractor to install the monument signs at two entrances in Phase 3. Delays have occurred in completing this project. Some reasons for delay were the installation of the traffic light at Toledo and Val Vista (location of one monument sign) and the Board's desire to implement design changes. It was determined that it would be in the Association's best interest to complete the monuments as originally designed and then to pursue future changes with a different contractor. The Association's attorney was recently engaged to facilitate the successful resolution of this matter. Your patience has been appreciated.

Val Vista Road Construction Update

Please see the website below for more information on Val Vista Road construction.

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

Annual Membership Meeting Date Set

The Annual Membership Meeting of Gilbert Ranch Homeowners' Association meeting will be held the evening of **Thursday, March 22, 2007**. A formal notice along with an accompanying absentee ballot is enclosed for all homeowners. We hope you can attend; but if you cannot, please return the ballot to ensure there is a quorum. **Should a quorum not be met, there will be additional costs to all homeowners as a new meeting will have to be rescheduled and a new mailing will have to be sent out.**

F.Y.I.**Questions and Answers about your HOA****What is the Gilbert Ranch Homeowners' Association?**

A nonprofit corporation formed to preserve the values of the property. This is accomplished by using HOA assessments to maintain the common areas for the use and enjoyment of the residents and enforce the rules to protect the value of the property.

How do I get involved with the HOA?

Come to the published board meetings and our annual meeting, fill out the volunteer form on 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, but prior notice of your attendance assists the Association in planning.

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?

It is best if the homeowner attend a regular Board meeting to provide information on your view point for the Board's consideration. If the homeowner cannot attend a Board meeting, a written letter with photos is second best.

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 bees do not necessarily indicate the presence of a hive. In order to treat bees, a hive must be located.

Architectural Information**Why do I have to submit for architectural approval of additions or change to my Lot?**

- We must all go through the process in order **to protect the process** for the occasion that the Association must require removal of an undesirable addition or change. Under community association law, it is discrimination to only require submittal of additions or changes that are unattractive so that they can be disapproved. The Association must treat everyone the same.
- When you sell your home, you will be asked to disclose whether the additions or changes to your property have received the Association's approval.

Which additions or changes require association approval?

Those visible from the street and neighboring property.

What does the association require for a plan submittal? I cannot find my CC&R's and Architectural Guidelines anymore.

- Completed application form.
- Plot Plan (which is a site plan showing the locations of all existing and proposed buildings, fences or other additions to be installed. Dimensions of existing a proposed additions or changes must be provided in relation to the existing dwelling and the property lines (setbacks). Measurements must be written on the plan.
- Elevation plan showing the design of the finished product (if you are not constructing something that requires City approval for which you will have a professional construction plan, sometimes a brochure or a photograph can suffice. The Association wants to keep a record of what was approved.
- Specifications, e.g., the square footage of the improvement's footprint, its height and width, the material from which it is constructed and the proposed color(s).

Okay, I want to do my part. How can you help make this easier for me?

The Gilbert Ranch website, www.gilbertranch.com, has copies of the CC&R's, Architectural Committee Rules for guidance and the application form. These can also be obtained by emailing a request to info@gilbertranch.com or calling the management office. The Architectural Committee Rules describe the minimum standards the Committee is looking for to help you plan.

If you have made additions without approval, submit them. In most cases it will be an administrative process that will make the Association's records and your records complete.

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 2007

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

- ANNUAL, March 22
- April 26
- May 24
- June 28
- NO JULY
- August – no date set
- September 27
- October 25
- November – no date set
- December – no meeting

Please call management ten days prior to the meeting if you plan to attend to ensure adequate space is arranged.

Community

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.

You can view the newsletters online at: www.gilbertranch.com

Ocotillo – Dead or Alive: A good way to test to see if your Ocotillo is still alive is to take one of the branches, about 6” to 8” down from the tip, and bend it; if it snaps off, it’s dead and it is not going to come back. If it bends, it will be fine and it may be ‘resting’ for a year or so. This is especially true if it’s the first year you’ve planted it.

Graffiti and Vandalism: The Association has experienced its share of vandalism and graffiti this past year. If you see graffiti or vandalism being committed first call the Gilbert Police at 480-503-6500 and then call your Community Assistant at 480-345-0046.

West Nile Virus: Spring is just around the corner and that means mosquito breeding time. Mosquitoes can breed in a very small amount of water. At least once a week empty bird baths and your pets’ water bowls. Keep your pool clean and running properly and don’t let standing water accumulate on your property. If you see standing water in the Association’s common area contact your Community Assistant at Lepin and Renehan Management at 480-345-0046. The Association has a pest control service that can address any problem areas until the water dissipates. For more information on how to prevent West Nile Virus go to www.cdc.gov.

Garage Information: For safety purposes remember to:

- Keep your garage door **closed** at all times when you are not in the garage.
- Always lock your garage and the door leading from the garage into your house.

Please remember that it is also against the CC&Rs of Gilbert Ranch run a business from the home which changes the residential character of the neighborhood. As stated in part in the CCR’s, page 13, Section 8.1(a): “No gainful occupation, profession, trade or other non-residential use shall be conducted thereon except that the owner or occupant residing within the Property may conduct such business activity within the residence so long as (i) the existence or operations of the business activity within the residence is not apparent or detectable by sight, sound or smell from the exterior of the residence; (ii) the business activity does not involve persons coming into the community who do not reside in the community for the purpose of receiving products or services arising out of such usage or door-to-door solicitation of residences of the community; (iii) the business activity conforms to all zoning requirements for the community; and (iv) the business activity does not constitute a nuisance, a hazard, an offensive use, or threaten the security or safety of residents. . . .”

Community continued

Renters – CCR's: Landlords – please be sure your tenants get a copy of the Gilbert Ranch CCR's that are recorded with Maricopa County, the published Architectural Committee Rules and the Monetary Penalty Policy. It is in everyone's best interest that your lease agreement specifies that the tenant has been provided with the Association documents and agrees to abide by them. Bear in mind that monetary penalties and other enforcement actions for rules violations are charged against the owner. Please consult with your real estate professional or your attorney to ensure your lease provides you with adequate protections. Owners can obtain a copy of these documents by request to info@gilbertranch.com. Copies of these documents and others are also available at www.gilbertranch.com. A hard copy can be retrieved at the management office for a fee of ten cents per page. Call the Community Assistant at (480) 345-0046 in advance with your request to ensure it is ready for you to pick up. Keeping all of the properties within Gilbert Ranch in top notch shape will benefit all of the homeowners in keeping the property values at the optimum level.

Trash Pickup: Solid Waste (black container) is scheduled for Friday and **Recycle** (blue container) is scheduled for Tuesday. Contained trash can be put out the night before pickup and the containers should be stored from view the evening of the pickup day.

Bulk Trash pick-up is as follows:

Lots East of Val Vista are in Zone A -- Pick-up is the week of the first Monday of the month – which is NOT necessarily the first week of the month.
Lots West of Val Vista are in Zone B – Pick-up is the week of the second Monday of the month – which is NOT necessarily the second week of the month.

Bulk trash may be placed out for pick up the weekend prior to the week of pick-up. If bulk trash is put out before or after this week, the Association will issue a notice of violation.

New Paint Colors

In September, 2006 all of the Dunn-Edwards paint colors for Gilbert Ranch were reviewed and updated. Several new base and trim colors were added to the list. The names and numbers of the original paint colors have also been updated. A list of the available colors is enclosed with this newsletter and is also available on the website.

Gilbert Ranch HOA Board

- Nelson Llumiquinga, President
- Richard Gooch, Vice-President
- Mike Rogers, Treasurer
- Vicki MacLay, Secretary
- Open Position, Member at Large

Committees

- Architectural
- Grounds
- Newsletter/Communications
- Social/Public Relations

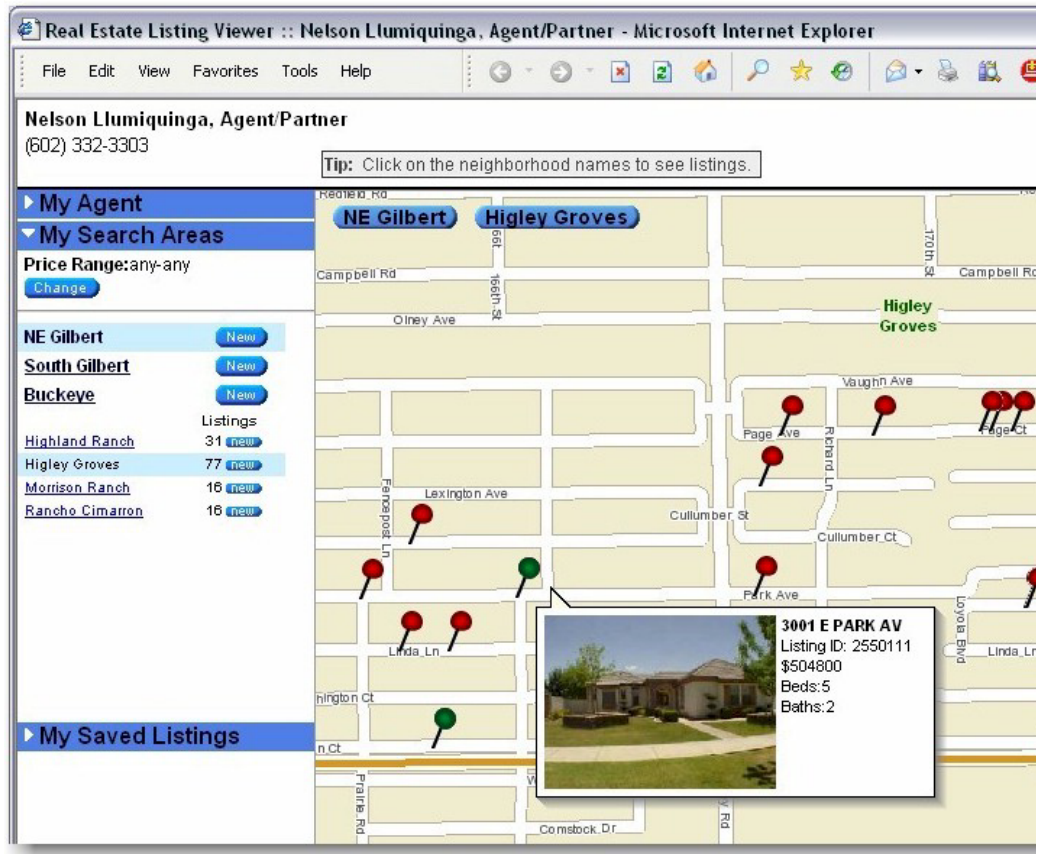
If you are interested in serving on a committee, please contact the management office.

Curious About Home Values In Gilbert Ranch?

By Nelson Llumiquinga, Agent/Partner Keller Williams Realty Platinum

If you are like most people, you are curious about what your neighbor's house is selling for. Or, like my wife and I, you just want to keep track of your investment and follow the listing prices on similar houses. Currently, most of us do this tracking by driving around and collecting. And who really wants to drive the neighborhood everyday and hope to find flyers on the latest listed property? Now there is a high tech solution.

As a Keller Williams Realty agent, I have exclusive rights to utilize the HomeQuest listing system to allow my clients, friends and neighbors, the ability to stay updated on neighborhood listings daily. Residents of Gilbert Ranch just need to visit www.SearchGilbertRanch.com to receive a daily updated listing of homes available for sale in Gilbert Ranch.



(Partial sample e-mail. Click on a pushpin for detailed property information.)

Each day's e-mail will provide a detailed property description of all listed properties while highlighting newly listed properties with green pins. Most importantly, the system allows you to "Save" select properties and add notes to each. If a house similar to yours goes on the market, you can track the listing and add notes such as, "does not have a fireplace" or "has the green shaggy carpet." And you get to do this all in the privacy of your home or office! How convenient...

PAINT COLOR UPDATES

GILBERT RANCH HOMEOWNERS' ASSOCIATION

Original Group Colors**Updated Group Colors**

Group 2 8243M Amber Waves - base
SP2470 Saddle*
Trim
DEC718 Mesa Tan - Accent

Group 3 8242W Northern Run - Base
EX251 Mission Brown* - Trim

Group 5 DEW314 Desert Star - Base
8744D Sweetwood - Trim
8733M Walnut Wash- Accent

Group 6 PC2270* - Base
PC2280* - Trim
SP2290 Roadrunner* - Accent

Group 8 8721W Clay Beige - Base
8685D Woodlet - Trim
SP 2730 Your Bluff* - Accents

Group 9 SP 2230 Pueblos* - Base
SP 2610 Saguaro - Trim
DEC750 Bison Beige - Accent

Group 10 DE 3197 Sidewinder* - Base
DE 3196 Bluff's Red* - Trim
DE 3198 Spearhead - Accent

Group 11 DE 3072 Dry Outpost* - Base
DE 3082 Darkness Doe* - Trim
DE 3074 Firm Hold@ Accent

Group 12 SP 131 Monterey Gray* base
SP 2610 Saguaro* - Trim

Group 13 DE 3034 Muted Yam* - Base
DEC 725 Weathered Coral - Trim
DE 3044 Malaysia Beige* - Accent

Group 14 SP 2770 Flintlock* - Base
DE 3112 Never Never* - Trim
SP 2810 Prairie Dove* - Accent

Group 15 DEC 771 Shaggy Barked - Base
DE 3154 Eucalyptus* - Trim
SP 2810 Prairie Dove* - Accent

Group 2 **DEC714 Friar Tuck - Base**
SP2470 Saddle* - Trim

DEC718 Mesa Tan - Accent

Group 3 **DEC 6108 English Scone - Base**
EX 251 Mission Brown* - Trim

Group 5 DEW314 Desert Star - Base
DEC717 Baked Potato - Trim
DE 6129 Rustic Taupe - Accent

Group 6 PC2270* - Base
PC 2280* - Trim
SP 2290 Roadrunner* Accent

Group 8 **DEC 740 - Sandcastle - Base**
DEC 6216 Barrel Stove - Trim
SP 2730 Your Bluff* - Accent

Group 9 SP 2230 - Pueblos* - Base
SP 2610 Saguaro* - Trim
DEC750 Bison Beige - Accent

Group 10 DE 3197 Sidewinder* - Base
DE 3196 Bluff's Red* - Trim
DE 3198 Spearhead - Accent

Group 11 DE 3072 Dry Outpost* - Base
DE 3082 Darkness Doe* - Trim
DE 3074 Firm Hold* - Accent

Group 12 SP 131 Monterey Grey* - Base
SP 2610 Saguaro* - Trim

Group 13 DE 3043 Muted Yam* - Base
DEC 725 - Weathered Coral - Trim
DE 3044 Malaysia Beige* - Accent

Group 14 SP 2770 Flintlock* - Base
DE 3112 Never Never* - Trim
SP 2810 Prairie Dove* - Accent

Group 15 DEC 771 Shaggy Barked - Base
DE 3154 Eucalyptus* - Trim
SP 2810 Prairie Dove* - Accent

Updated 9-25-06

* NOTE: Colors are not available in color chips at Dunn-Edwards stores.
Dunn-Edwards colors may be ordered online at www.dunnedwards.com.