

Coronado Ranch Homeowners Association Profit & Loss Budget Overview January through December 2012

	Jan - Dec 12
Ordinary Income/Expense	
Income	
Homeowner Assessment	618,863.35
Fine Income	10,800.00
Transfer Fee Income	4,800.00
Collections / Legal Fee	35,896.00
Total Income	670,359.35
Gross Profit	670,359.35
Expense	
Administrative Expenses	113,265.60
Collection Costs	27,156.00
Contract Labor	334,671.00
Landscape Expenses	153,066.75
Reserve Expenses	1,000.00
Taxes	60.00
Utilities	41,140.00
Total Expense	670,359.35
Net Ordinary Income	0.00
Reserve Income/Expense	
Reserve Income	
Reserve Interest Income	2,400.00
Total Reserve Income	2,400.00
Reserve Expense	
Community Improve/Use of Reserve	100,500.00
Total Reserve Expense	100,500.00
Net Reserve Income	-98,100.00
Net Income	-98,100.00

Coronado Ranch Homeowners Association Board

Dwain LambriggerPresident
 Bob HicksVice President
 Jim O'SheaSecretary
 Marilyn McKenzie Treasurer
 Rene Jofforin Member

Coronado Ranch
 Property Manager
 Renaissance Community Partners
 480-813-6788
 633 E. Ray Rd. • Suite 122
 Gilbert, AZ 85296

Important Phone Numbers

Police & Fire911
 Gilbert Police Non-Emergency #
 503-6500
 Gilbert Fire Community Services #
 503-6353
 Town of Gilbert 503-6871

The Coronado Ranch newsletter is a community publication from the Coronado Ranch Homeowners Association. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788.

Coronado Ranch newsletter©2011/12



Join us on Facebook!
<http://www.facebook.com/#!/groups/45110879917>

West Nile Virus Hotline

602-506-0700

green pools • fogging notification
 dead birds • mosquitoes

Fight the Bite!

Maricopa County

CORONADO RANCH

Coronado Ranch Homeowners Association
First Quarter 2012 Newsletter • www.coronadoranch.org

From the President

By Dwain Lambrigger

Coronado Ranch Homeowner's Association

It's another quarter at Coronado Ranch...and do you miss the heat yet? I guess we should all toughen up and deal with the cold weather, after all, that's what we whine about from May until October, right? Nothing much to report this quarter. Things are running smoothly, we are financially stable and the community is looking good now that the winter grass has grown in. I wanted to thank the homeowners in Coronado Ranch for their continued efforts to help maintain our community. You may notice that we have installed several more dog stations around the community (By saying dog stations, I mean dog poop stations; but it would be in bad taste to say p\$&p, so the term dog p\$p station is out and dog station is in. Remember, no p@#p, forget about the p*#p.) These add value to the community so long as they are used, so don't be afraid to tell someone whose dog is p*%ping where the nearest station is. After all, our lives here are all better when there is less p#^p.

Speaking of fertilizer, let's talk about landscaping. There has been some confusion regarding trees and tree removal in the community. If you walk the community and notice an orange piece of plastic wrapped around a tree trunk, that means the tree needs attention. It DOESN'T mean the tree will be removed (accept on rare occasions.) It DOESN'T mean the tree will be cut back, it simply means that tree requires more attention from our landscaper's certified arborist. If you have any questions regarding the trees or any other landscaping issue, contact Renaissance Community Partners (RCP 480-813-6788) and they can get you to our landscape manager.

We are looking at several new improvements this upcoming year. Most have to do with the playgrounds in the community. The playground near the basketball court is in rough shape. We are planning on addressing that this year. How we address it is still not settled, but we plan to complete the improvements to this park in 2012, unless the world ends. If this occurs, all deals are off, and more importantly I will resign.

Just a couple of quick notes if you haven't seen them elsewhere:

Candace Bouldin had been kind enough to support a Coronado Ranch Group Page on Facebook. There is a lot of information out there, not to mention a great deal of sarcasm. I am glad for both.

President's message cont'd on page 4

Around the Ranch

Board Meetings

The Coronado Ranch Homeowners Association Board meets on the first Thursday of the month. All meetings are held at Renaissance Community Partners, 633 E. Ray Rd, Ste. 122, in Gilbert.

January 5, 2012

Board Meeting/General Session - 6:30 p.m.

February 2, 2012

Board Meeting/General Session - 6:30 p.m.

March 1, 2012

Board Meeting/General Session - 6:30 p.m.

April 5, 2012

Board Meeting/General Session - 6:30 p.m.

May 3, 2012

Board Meeting/General Session - 6:30 p.m.



Bulk Trash Days

Please visit the Town of Gilbert website for the 2012 bulk trash schedule at: www.gilbertaz.gov/pw/maps.cfm#bulktrash

From the Vice President

By Bob Hicks

Coronado Ranch Homeowner's Association

Coronado members,

Merry Christmas! I know how busy everyone can get around the holidays so I will keep this short. There will not be a Christmas light contest this year. Last year we had electronic voting instead of a committee and we had only 5 votes and two of them voted for themselves twice. So, no Christmas light contest.

The shindig came and went without a hitch due to all the work of Jim O'Shea and the really small army of volunteers. As a disclaimer no kids were slapped up side the head during the shindig by Dwain Lambrigger or any volunteers. Really.

This economic downturn is affecting many in the community. At every meeting the Board works with homeowners to help them meet their obligations to their fellow homeowners. This last month we received a letter from a distraught member who felt that the HOA acts like the mob and stated that he would pay his mortgage and utilities before paying dues. He further felt fees incurred by the HOA were BS. I could feel his frustration with this situation and were I in his place I would also prioritize funds accordingly. I also would call Renaissance to notify them that I was having difficulty and could they hold fees while I made arrangements to fulfill my obligations to Coronado Ranch. Should you find yourself in financial difficulty please communicate before fees and penalties accrue.

I get a lot of communication from CR members by e-mail, phone and Facebook, and many people will talk to me while out and about. Keeping with the spirit of accessibility for the next few months starting in January, if you have a question or would like to talk to a Board member about HOA issues then you can stop by my home and chat. Tuesday nights 8 to 10pm (weather permitting) if you drive by and the fireplace is burning stop on by and chat. Obviously this is not the place for a rant and I don't promise that you will like what you hear. But you will be heard. Also don't count on any refreshments or party favors. Other board members are also welcome, no decisions or votes will happen at this time. My house backs up to the wash and is visible from southbound Higley. If you take San Jacinto North from Arrowhead to the end make a right and my house is directly on the left. If this turns out to be slow I might end up working in the garage with the door up otherwise I will be on the front patio.

One last item, if you have children and go through their toys after Christmas and send the old ones off to Goodwill that's great. If you do it before Christmas then less fortunate children could have something to open up Christmas morning.

Well that's it have a great holiday and thanks for your time.

Bob Hicks • 602.363.7411 • rrhicks@cox.net

Gilbert Fire Department launches toy drive for local children

The Gilbert Fire Department's annual toy drive begins Monday, Nov. 28, and runs until Tuesday, Dec. 20. Collection boxes will be at Fire Administration, 85 E. Civic Center Drive, as well as at all of the Town's fire stations.

The drive supports children at local schools. Please donate new, unwrapped toys. Suggestions include games, dolls, balls, books,



and educational toys. Donations of gift cards are also accepted to help fill in any needs during the drive.

We thank you for making this season brighter for our Gilbert children.

Gilbert fire station drop-off locations include:

- Fire Station 1: 2730 E. Williams Fld.
- Fire Station 2: 2855 E. Guadalupe Rd
- Fire Station 3: 1011 E. Guadalupe Rd
- Fire Station 4: 909 E. Ray Rd
- Fire Station 5: 3630 E. Germann Rd
- Fire Station 6: 3595 E. Warner Rd
- Fire Station 7: 215 N. Cooper Rd
- Fire Station 8: 1095 E. Germann Rd
- Fire Station 11: 2860 E. Riggs Rd



Pizza, ponies and petting zoo - Oh my!

The annual Fall Shindig was a success, with many residents attending and enjoying free pizza and drinks, bouncies, a petting zoo, rock climbing wall and pony rides. Thanks to Board member Jim O'Shea for organizing the event, and to our landscaper, Clean Cut Landscape Management, for providing train rides and drinks.



President's Message

from page 1

Please take a moment and jump on board. <http://www.facebook.com/#!/groups/45110879917/>.

It's getting about time for a lot of us to consider painting the exterior of our homes. (POSSIBLY OFFENSIVE STATEMENT FOLLOWS) Few things irritate homeowners more than another home painted in a color they don't care for. If you are such a person, I would suggest a hobby, vigorous exercise program, or attendance at a social gathering whose members allow you to vent these frustrations in a warm and caring environment. By following these suggestions, you will have more important things to do, and/or someone who wants to listen. It's never worth the calories burned to complain about someone else's house color. (POSSIBLY OF-

FENSIVE STATEMENT ENDED) If you are painting your house, remember that you must submit an architectural form with color samples, and have it approved, before starting work. Please don't beg forgiveness rather than ask permission; that tact rarely works at Coronado Ranch. You can sidestep the whole approval process by selecting a pre-approved color palette. You can review the available color palettes on our website, <http://www.coronadoranch.org/> There is a lot of other good information there in addition to this, so look around a while. That interweb thing is fantastic.

As has been written before, times are still tough. If you are running into some issues and may have a hard time keeping up with assessments, contact our property

manager Kevin and discuss a solution. WE WANT TO WORK WITH YOU. I would guess that the majority of homeowners who are behind on their assessments wait until they are behind before contacting us. Contact us before you miss a payment so a solution can be determined that will save you money in the long term!

So, enjoy the cold weather, green grass and p*\$p free environment here at Coronado Ranch. Feel free to contact me in person if you have questions, comments, or just want to tell me how rude I am to your teenagers. I'll be happy to hear from you.

Regards,

Dwain Lambrigger, President
Coronado Ranch
Board of Directors