

President's Message ————— from page 1

this year. Please realize that the board would have asked for that credit, but it was nice to get that offer before we had a chance to. Clean Cut Lawns is a stand up company and we appreciate the working relationship we have with them.

3) The community; for showing a great deal of patience during this ordeal. As you know, dried out grass is very flammable, so the torches and pitchforks deal would have been a real mess. We on the board appreciate your restraint.

With regard to the community, we are currently working to replace a VFD (variable frequency drive) in the pump that helps control the water pressure. The watering of all the trees, plants and grass isn't being affected. However, it does put more wear on the pumps. We should have this taken care of in the next two to three weeks. As of this writing, all of our landscaping is being watered and fertilized properly.

OK, so what else is up. Well if you haven't noticed, we are in the process of getting new shade sails installed at the soccer, or red park. Note however, that the sails will be a darker shade of red. Going forward, I guess you can start calling it the Terracotta Park.

Sounds ridiculous to me though.

The fall Shindig is coming up October 1st. As has been noticed previously, Jim O'Shea will be managing the affair. He continues to do a bang up job for us. The old reliables will be there - a DJ, rock climbing walls, bouncing air filled fun stuff for the kids, pony rides and a petting zoo. Pizza is on the menu, so enjoy. I'll be there, so will the rest of the board, passing out pizza and glow sticks. A lot of this stuff is discussed on the Coronado Ranch Facebook page. It's a really good resource for questions about the community, concerns about the community, or just to talk. Misery

loves company. Trust me, I know, I have been on this board for a while.

OLD FOGY INDICATOR - ON: One last thing, If your 12 - 17 year old kid wants to ride the kiddie train, we are going to tell them no. If they want to ride a pony 1/2 their size, we will tell them no. If they want to go in a bounce house with kids 1/2 their age, we will tell them no. Are you seeing a trend here? If they come to complain to you, a slap upside the head maybe in order. Along with an explanation that they are too old to do that stuff; because they don't seem to believe us. (Please note, I would never seriously suggest head slapping or any other form of corporal punishment, unless they really need it, in which case I would strongly suggest you don't leave a mark.) We want everyone to enjoy themselves, while keeping their teenagers in check thereby allowing everyone else to enjoy themselves. OLD FOGY ALERT INDICATOR: OFF.

As has been mentioned in the past, we on the board realize that times are still tough (almost for as long as I can remember), so if you think you may not be able to pay your dues for a quarter, or if you can't pay fines or whatever, remember, WE WILL WORK WITH YOU! as a matter of fact, WE WANT TO WORK WITH YOU! We value each homeowner at Coronado Ranch and feel lucky to live in this community. The reason for that is the homeowners here. We can't help you if you don't talk to us, and the problem won't go away, so please call Renaissance Community Partners (our management company) and schedule some time at a board meeting to talk to us about the issues you are facing.

So, in closing, remember that Coronado Ranch is still a great place to live, we aren't thinking about getting a pool, or for that matter,

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
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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

a community center. We are still working on a splash pad, but until we do, keep going to San Tan Ranch and Power Ranch. They don't mind...I think. Looking forward to cooler weather, overseeding and football. Ahhh, football. Have a great quarter.
Dwain, President
Coronado Ranch
Homeowners Association
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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
Fourth Quarter 2011 Newsletter • www.coronadoranch.org



Fall Shindig Oct. 1 in the Soccer Park

The Coronado Ranch fall Shindig will be held in the soccer park from 6-9pm on Saturday, Oct. 1. In addition to pony rides there will be bounce houses, a train ride, petting zoo, pizza and drinks.

Board members will be on hand to serve pizza and answer questions about the community. Due to safety concerns, there will be no football playing allowed at the event, as several children were nearly injured at the last Shindig.

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.

October 6, 2011

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

November 3, 2011

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

December 1, 2011

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

January 5, 2012

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

February 2, 2012

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

From the President

By Dwain Lambrigger

Coronado Ranch Homeowner's Association

Another quarter comes and goes at Coronado Ranch. As usual, there have been good and bad things happen to us.

Obviously, first is the grass. We had the pump break and fall, and when I say fall, I mean it...over 700 feet. Removing the pump proved to be an exercise in frustration, testing the patience of the board and the community. We filed a claim with our insurance company and they covered over 75% of the costs; so we have a lot of new equipment (and hopefully fewer issues). We had to suffer through the smell of hay and yellow grass for a while, but as I write this, our grass is now green, being mowed regularly, and looking great. Thanks go to the following people:

- 1) Our property manager Kevin Bishop; he first suggested that we file an insurance claim, and followed through to ensure we received our payment.
- 2) John and Jim at Clean Cut Lawns; who came to us on their own to provide a \$10,000 credit for the grass they didn't have to mow while our pumps were being repaired. That credit will help pay for overseeding our turf

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Notable Quotable

"Home is the place where, when you have to go there, they have to take you in."

- Robert Frost

From the Treasurer

By Marilyn McKenzie

Coronado Ranch Homeowner's Association

The year to date loss is approximately \$117.6 thousand dollars compared to \$53.5 thousand in earnings in 2010. To evaluate this I looked at the statement and tried to normalize 2011 compared to 2010. The first step was to compare Net Ordinary Income or Loss which excludes purchases which were included in the prior years reserve, primarily the playground equipment and granite replacement both of which total just over \$53 thousand.

Next I eliminated items which were 2011 or 2010 specific; of which the primary were a \$50 thousand insurance claim in 2011 (the expense related to the pump repair) which have totaled \$128 thousand year to date July. Without these items Net Ordinary income results in earnings of \$12.8 thousand compared to earning of \$54.2 thousand in 2010.

When comparing two years, the Association income is down primarily as a result of a 46 percent decrease in fine income. Most of the primary expenses are trending about the same as in 2010, the

notable exception being Bad Debt Expense which has increased \$27 thousand year over year.

Based on this brief analysis I would state that the Coronado Ranch HOA is performing as expected.

Compared to budget we are also performing as anticipated with the same exceptions as previously mentioned. Once again comparing Ordinary Income; budget was just over \$7 thousand compared to an adjusted actual of approximately \$13 thousand. Items charged against the reserve are in total less than anticipated but the categories are very different such as Splash-pad Expense budget \$70 thousand compared to actual \$0 and Playground Equipment budget \$0 compared to an actual of \$45 thousand.

On the Balance Sheet we still recognize reserves over \$1 million which is just slightly less than we held at year end. One of the most obvious numbers is the Allowance for Bad Debts which at \$48 thousand represents just over 49% of our Accounts Receivable. While I am sure a majority of this change and amount is driven by the economic conditions it is an area that needs additional attention and specific monitoring.

From the Vice President

By Bob Hicks

Coronado Ranch Homeowner's Association

Coronado Ranch Members,

Well summer is almost over but the heat isn't. Some of the other things are behind us, like the pump issue, but we still wish we hadn't dropped the whole shebang down the hole. The great guys at the insurance company have sent us checks totaling \$114,438.00. The bill for this fiasco is around \$155k depending how you account for it but we paid about \$40k for \$65k of replacement and upgraded equipment. The new issue that we have is one of the pump variable speed drive computers is down and out for repair. Under warranty but still inconvenient. I personally would like to thank everyone who worked to solve this and all of Coronado for being tolerant of a difficult ordeal.

Clean Cuts our landscapers have kept most of the bushes, shrubs and trees from dying but restricted to only the water from the fire hydrant the grass just suffered. It is coming back now and reseeding is coming so we can get back to the kind of place we are used to. Clean Cuts has offered a credit of \$10,000.00 for reduced grass cutting. They also are supplying the water and soda for the Shindig.

Jim O'Shea our Secretary is handling the Shindig to be held on October 1 he has done a great job in the past and you can expect an even better time this fall.

Well sorry this is so short but summers are slow. Please look up the Coronado Ranch facebook page. You can even learn about what is going on in the community. If you have any questions you would like to ask me. E-mail or catch me at the Shindig I will be the big guy handing out the glowsticks.

Thanks for your time,

Bob Hicks, C.R.H.O.A.V.P.

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Bulk Trash Days

October 2-8, 2011

November 6-12, 2011

December 4-10, 2011

Please place your bulk trash items at the curb the weekend prior to your scheduled collection week.



Gilbert Fall Music and Halloween Festival will be held Oct. 29

Join us at the Freestone Park ballfield for this year's Fall Music and Halloween Festival Saturday, October 29, 2011 from Noon-10pm. The event will feature a variety of shows, games, inflatable bounces and slides, free activities, food, vendor and sponsor booths and two stages filled with live music and entertainment for all ages.

Online Admission and Activity Ticket Sales begin September 26th. Freestone Park Ballfield Complex is located at 1045 E. Juniper Road.



9/11 Memorial features piece of World Trade Center

On Sept. 11, Gilbert unveiled a new regionally important 9/11 memorial that features an 8-foot beam from one of the twin World Trade Center buildings. The memorial also featured two spot lights shining upward in memory of the World Trade Center Towers.

The beam was obtained and driven to Gilbert by Fire Chief Collin DeWitt and is located at Town Hall, 50 E. Civic Center Drive, near Warner and Gilbert. The beam, which once held up Tower I, will now help to hold up the community, explained DeWitt, who paid it the same respects as a fallen soldier.

"(Sept. 11) is the first day people can come and pay tribute at the memorial . . . and honor those lost, and never forget how we all joined as a single nation of support," DeWitt said. ". . . This is a solemn time, but it is also a time when we see people doing positive things, acts of volunteerism and kindness, in honor of those lost."



"This memorial serves as a message, 'We have not forgotten, we will not forget.'
- Gilbert Vice Mayor Jenn Daniels

Oct. 22 is Make A Difference Day

As part of national Make A Difference Day on Oct. 22, Gilbert Cares will be refurbishing homes for seniors, disabled, and "Families-at-Risk" in the greater Gilbert Community.

Your volunteer services are needed, as well as contributions of materials, supplies, and funds. Applications from residents requesting assistance must be submitted immediately! Please call the GILBERT CARES Hotline with questions/suggestions at (480) 857-8581 or visit www.gilbertcares.com.

Various other local church and social groups will be participating in projects, so look for fliers from those groups on your doorstep during the month of September.