



CORONADO RANCH

Coronado Ranch Homeowners Association
Second Quarter 2011 Newsletter • www.coronadoranch.org

From the President

By Dwain Lambrigger

Coronado Ranch Homeowner's Association

It's been another quarter come and gone at Coronado Ranch. There are some new things to report this quarter. Some challenges we are facing, and some upcoming events as well. Recently we had a request from a homeowner regarding the installation of lights in a green belt. It was his concern that there was vandalism taking place. As a board, we took a look at the situation and found the cost of installing lights in that green belt. Before installation of the lights was started, we contacted the homeowners nearest the greenbelt and learned that the vast majority did not want the lights installed, and did not notice the vandalism issue. We took this into consideration and decided to stop the project. We are appreciative of the homeowners for voicing their opinion. As a board, we make decisions every month that affect all of you. Often, when making our decisions, we want the opinion of homeowners, so please have your say and let us know what you think.

We have just decided to have shades installed at the soccer or "red" park. These shades will be similar to the ones installed at the Soboba or "blue" park. These shades add a lot of color and uniqueness to the community. They stand out. We are looking forward to their installation. As you may have noticed, the warmer temperatures are helping the grass to grow. Our turf is really starting to look good. If you notice any areas that are in poor condition, please contact our management company, Renaissance Community Partners, and they will get the landscapers out to repair. Our landscaping company, Clean Cut Lawns is VERY committed to Coronado Ranch. We are happy with their service and appreciate our working relationship.

Speaking of landscaping, we are currently tasked with some large expenditures in the near future. First, we will be replacing a large pump in our well. These pumps fail every few years, and this is no exception. Several years ago we purchased a fertilizer injection system with the hopes that it would minimize the effort involved with fertilizing our turf, bushes and trees. This system has proven to be a challenge over the last few years. Some of the issues were the fault of the previous landscaper and some were the fault of the manufacturer. It looks like we now have things working properly, however all of us on the board are knocking on wood with crossed fingers just in case.

The Spring Shin Dig is coming up soon. This is always the best at-

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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, unless otherwise noted.

April 7, 2011 Annual Meeting

Coronado Elementary School
6:30pm

May 5, 2011

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

June 2, 2011

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

July 7, 2011

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

Notable Quotable

"I long, as does every human being, to be at home wherever I find myself."

- Maya Angelou



Bulk Trash Days

April 3-9, 2011

May 1-7, 2011

June 5-11, 2011

July 3-9, 2011

August 1-6, 2011

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

West Nile Virus Hotline

602-506-0700

green pools • fogging notification
dead birds • mosquitos

Fight the Bite!



Maricopa County

From the Vice President

By Bob Hicks

Coronado Ranch Homeowner's Association

Coronado Ranch Members,

Elections are here again and I am running again, having 8 years as a board member for C.R. I recall how many times we have either barely made quorum or failed to do so and had to push to the next month to get it done. So please vote. Evaluate the candidates and vote for the persons who will look out for yours and the communities' interests. Failure to make quorum costs us a couple of thousand dollars each time. If you would rather not vote for any of the candidates please fill out the ballot indicating so and send it in for quorum purposes.

Here is a quick rundown of the last few months since January, other than awnings for the red park and a few run of the mill things, the month was as boring as we have had. February much the same as January with the exception of Jim O'Shea having gone around the entire property with a friend to report all the burned out street lights. Thanks Jim. In March we finalized the awnings and reviewed our audit. Audits are performed every year as a check to maintain transparency with both our members and Management Company. This review has shown where our money is and how it is allocated. In very simplified terms we are fully funded reserve wise and have sufficient operating capital for this year and possibly next year also. All operating and reserve accounts are about 1.2 million.

This recession has hit all of us in different ways - many have lost jobs and others have taken cuts to our income. If you should find yourself in the position of not being able to pay your quarterly assessments please contact Renaissance to make arrangements and inform them of your circumstance. Late fees can mount quickly and at 30 days a demand notice is sent. This is a hard cost to the community, unlike a fine for an infraction like weeds in the yard. Communicating with the management company can minimize the financial impact on all parties.

The lights in the canal park project have been canceled. After the December newsletter we received a few complaints and questions as to the benefit of this project so we sent a letter to all of the homes that back up to said park and we received a mixed bag of assent and dissent from a few of the homes. I and our treasurer Marilyn McKenzie took a Saturday afternoon and visited each house explaining and surveying all of the households. To show an example of what was being proposed I purchased 2 sets of lights and 150watt bulbs, grabbed one of my generators and a neighbor's pool pole and simulated the two lights at the approximate height and location. While it seemed that everyone was suitably impressed none were swayed either way. The majority of about 4 to 1 were against the project. The board reviewed all this information and canceled the project. It would seem an expenditure of a Saturday afternoon/evening and \$30.00 (my money not the H.O.A.s) to have been well spent. At least no one cursed us - some persons were quite adamant on their positions.

Well that's it. Time spent reading this you will never get back. Please vote and if you get the chance to show up at the annual meeting come on in and let us know how we are doing.

Thanks,

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

rrhicks@cox.net, 602.363.7411

Coronado Ranch Elementary site of new Safe Route to School program

We can all look back at our childhood and recall just how meaningful a smiley face was – it signified a job well done. Well, what better “subject” to excel at, than the very important responsibility we all share, of keeping our children safe.

Gilbert has installed four new “driver feedback signs” at two local schools, with new technology that gives drivers positive feedback in the form of a smiley face when they are driving at or below the speed limit. These new driver feedback signs encourage safe driving, and give children a chance to learn about the importance of safe driving and following speed limits - and even to encourage their parents to drive



safely so they can earn the smiley.

The four new signs are located at Burk and Coronado elementary schools, as part of the Safe Routes to Schools program, which provides support for safety around schools, and promotes healthy activities such as children walking or riding their bikes to school. Our community’s partnerships in promoting safe routes to schools activities have included fun runs, bike rodeos, and walk to school days.

We encourage you to promote safe routes to your neighborhood schools, by always driving the posted speed limit – you just may earn a smile.

Coronado Ranch Annual Meeting

Resident Sign-in begins at 6:15pm
Annual Meeting begins at 6:30pm
in the
Coronado Ranch Elementary School Multipurpose Room

President’s message

from page 1

tended of the two shin digs we throw every year. Please come out and meet you neighbors. Let the kids run free (within reason) and have a good time. In the previous couple of shin digs, we have had a few issues with teenagers. Just a couple of reminders here, alcohol is not allowed, especially if a teenager is drinking. We will ask you to leave. Second, please remember that you are paying for the food and drinks. Let’s keep the water and food fights down. Finally, please help by making sure your trash gets into the trash can. We all appreciate it.

Finally, our annual meeting is coming up in April. Three board members are up for re-election. We have a good working board and I will gladly give my support to all of the incumbent members. Primarily because I know them and we work well together, but also because I don’t know of anyone else running! If you are interested in running for the board, contact Renaissance Community Partners and provide a brief “about me” paragraph. We are always on the lookout for new blood.

Remember, times are still tough. If you are experiencing financial difficulties that may prevent you from keeping up with assessments, please contact Renaissance Community Partners. They can work out a solution with you. The key is to contact them BEFORE you miss a payment. Once you have missed payments, things get tougher for everyone. The Board approves every payment plan, and we review them monthly to ensure both the Board and the homeowner are keeping their agreements.. We want to work with you.

Enjoy the beautiful weather and start preparing now for the heat. Have a great quarter. Please contact me at delambrigger@gmail.com if you have any questions or concerns with Coronado Ranch, and hey, if you are happy, we would like to hear that to.

As always, no pool, but lots of thanks,

Dwain

Take care when pruning frost damage from plants and trees

With spring fast approaching and the damage caused by our unusually cold weather we had this year, thoughts of frost pruning begin to come to mind.

As poorly as our plants look now, there are a few things we need to remember; Frost Pruning should be done only after the chance of frost or freeze has passed, usually after the end of February. When we start to see new Leaf Bud's starting to emerge, this is the time to start thinking about our plan of action for proper pruning techniques. Dead stems should be trimmed back to the first Bud showing sign of re-growth (usually a Node showing signs of Bud swell). Be sure to make cuts only leaving a very small stub 1/4" Max on shrubs, and make all pruning cuts on tree limbs at the branch bark collar, always keeping in mind the shape and appearance of the finished product.

After your frost pruning is complete, clean dead leaf litter from around the base of the shrub to inhibit soil born fungi from growing and allowing for the root system to breathe and take in nutrients.

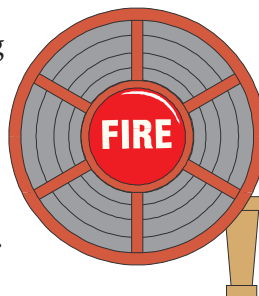
Follow your spring plant clean-up with a Fertilizer applied at the recommended rate, and water in thoroughly. A well-balanced Fertilizer is recommended such as 20-20-20, and your local garden shop should be able to help you with choosing a good product.

Watering schedules should be adjusted for the upcoming season, remember that deep water penetration, infrequently is the best practice to keep salts from building up in the soil while promoting good root development.

Happy Gardening,
Clean Cut Lawns

Downloadable home escape plan available from Gilbert Fire Department

If there's a fire, you'll have to get out fast, so be prepared. Draw a floor plan of your home, marking two ways out of each room. Go over the plan with everyone, especially children, so they know how to escape. Decide on an outside meeting place where everyone will meet once they've escaped. Practice your escape plan by holding a fire drill twice a year.



Download your very own plan at the following link:

<http://www.gilbertaz.gov/fire/safetytips.cfm>

In a fire, crawl low under smoke. Smoke and heat rise, so during a fire, there's cleaner, cooler air near the floor. Always try another exit if you encounter smoke when escaping a fire. But if you have to escape through smoke, crawl on your hands and knees with your head one to two feet above the floor.

Coronado Ranch Homeowners Association Board

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

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

Important Phone Numbers

Police & Fire 911
 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.

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