

OCTOBER 2007

WHAT'S NEW IN CORONADO RANCH?

INSIDE THIS ISSUE:

WHAT'S NEW IN CORONADO RANCH? 1

...FROM THE BOARD 1

CALENDAR 1

COMMITTEE NEWS 2

CONTACTS 2

STICKY SECTION 2

Well, we are in the last quarter of 2007. Where has the time gone? This has been an extremely busy last quarter for the Board of Directors, and hopefully their work is evident as you travel through the community. Although community information is available on the web at

<http://www.coronadoranch.org>,

some of our homeowners don't have access to it.

This has been a really big year for the community. In an attempt to better serve the water needs of Coronado Ranch, we attempted to re-work an agreement made with the Higley Unified School District to provide water to Coronado Ranch K-8 School. Although

we wanted to help the school, it is too much of a burden on our equipment, and forced an excessive amount of repair costs every year. The district replied with a lawsuit. The judge hearing the case found the lawsuit to be without merit, and we are currently working with the district to find a more amicable solution to the school's water needs.

We have found buyers for our property on the south side of the community. The Town of Gilbert is in the process of purchasing a portion of the property, and another buyer is purchasing the remainder, with the intent of building a 24-hour urgent care facility. The influx of funds will

be used to install eight additional dry wells throughout the community; install new monuments at every community entrance; and fund our reserves going forward. Shading for our playgrounds have also been discussed. Let us know if there is anything you believe should be included. What would make the community better? Let us know at board meeting, or by contacting Renaissance, or heck, just e mail me at dedlam@cox.net. We want your opinions.

We are planning a big Fall Shindig for October 27, and everyone is invited. Food and a DJ for the adults, bounce houses and a rock climbing wall for the kids. We want you to be a part of it.

CALENDAR:

- **Assessments sent to Homeowners—9/13/07**
- **Assessments are due—10/1/07.**
- **Fall Shindig—October 27, 2007 at the soccer field greenbelt.**
- **October Board Meeting—October 4, 2007 at Renaissance Community Partners offices. 633 East Ray Road, Suite 122, Gilbert AZ 85295**

...FROM THE BOARD

What? A break in the heat? As I write this, I don't feel it, but I know it is coming. What does that mean? Well, it's time to oversee the lawns, get your Halloween decorations out, and hope for cooler weather before Thanksgiving. Believe it or not, the board of directors is doing more than looking for ways to put more sticky notes on your door. One of our challenges this year has been to try to build a stronger sense of community here at Coronado Ranch. As we move into 2008,

we are trying to get more community based events together. Look for the big Fall Shindig, taking place October 27th. Also, another community garage sale will be coming before the year is out. For the third time, we will have another Holiday Light Spectacular, awarding fabulous prizes to those of you who go Griswald on your houses. We would love some help planning our Fall Shindig, the Holiday Light Spectacular, or with any of our committees. If you have the time, please let

us know. The board meets the first Tuesday of every month at 6:30 p.m. in the school library, unless otherwise noted on the website. You can also call RCP and they can lead you in the right direction. We are looking forward to a big year in 2008, with a lot of improvements throughout the community. Your help is essential to making it happen.

Dwain Lambrigger

President, C.R.H.O.A.B.O.D.

dedlam@cox.net

THE LAND SALE

We have found buyers for our property at the south of the community. The five acres are broken into on 2.5 acre portion that is commercially viable, and another portion to be used as open land. The Town of Gilbert is in the process of purchasing the open land portion of the property to use for sidewalks, and for entrances to the “Bridges” community currently being developed. The commercially viable portion has a buyer in the process of rezoning. We hope to have both sales completed by January of 2008.

WATER AND THE SCHOOL DISTRICT

The Higley Unified School District was unsuccessful in it’s attempt to sue the Coronado Ranch HOA in an attempt to force the community to provide the Coronado K-8 School water at no cost. Providing this water was a factor in overworking our pump system, causing well over \$100,000 in repairs over the last four years. Coronado Ranch HOA cannot continue to bear this burden, and is working with the school district to find another means to get their water. Coronado Ranch HOA will provide water to Coronado Ranch K-8 school until another solution is found. Coronado HOA will continue to be a supporter of the school with financial donations for other

CONTACTS

Questions about the community in general:

Renaissance Community Partners

(480) 813–6788

www.rcplimited.com

Manager: Kevin Bishop

Coronado Ranch Website:

www.coronadoranch.org

COMMITTEE NEWS

Architectural Committee—No news is good news. The committee is happy to report that most requests have been passed. This is due to the fact that homeowners are getting their requests in with all the necessary paperwork. Go to the website to get all of the information you need to make a request to the Architectural Committee.

Monument Committee—We really need one. We are going to have our monuments re done at all entrances in Coronado Ranch. Let your voice be heard! Contact RCP or a board member to be placed on this committee.

Social Activities Committee—With the Fall Shindig rapidly approaching, we would love to

get your help. We have a lot of needs, from planning to execution. Contact RCP or the Board to express interest.

Landscaping Committee—We are spending in excess of \$25,000. on new plants in the community. Have a say in where those plants go. Join the Landscape Committee. Contact RCP or the Board.

STICKY SECTION

Weeds, weeds, weeds. The vast majority of the sticky notes posted are because of weeds. Remember to pull those weeds every week or two. If pulling gets to be too much of a hassle, consider a pre and post emergent. Ask your local nursery for one they suggest. Remember that you are responsible for ALL of the weeds in your yard, not one section only, or “just the section you told me about last time.”

With the cooler weather, a lot of homeowners will be going riding to the dunes. Please remember that your RV’s and trailers should only be parked one day before you leave, and one day after you return. After that, you may get a sticky note, and possibly fined. If you believe you have been fined unfairly, contact RCP and request an appeal before the board. Fines MAY be overturned at the discretion of the board of directors after an in person appeal.

HELP OUR SCHOOL LIBRARY

Did you know that our school library is in dire need of assistance? You can help by adopting a book for the Coronado K-8 School Library. Help our kids have access to the best information possible. If you are interested in helping with the Coronado Ranch K-8 Library, e mail dedlam@cox.net.

Board of Directors:

President: Dwain Lambrigger

Vice President: Bob Hicks

Secretary: Jim O’Shea

Treasurer: David Rottner

Member at Large: Doug Bouldin

Town of Gilbert Information:

Police/Fire Emergency: 911

Police Non-Emergency:

(480) 503–6500

Fire Non-Emergency: (480) 503–6300

Gilbert Recreation: (480) 503–6400

Trash Pick up Schedule: (480) 503–6400

Town Clerk: (480) 503–6871