



# CORONADO RANCH

Coronado Ranch Homeowners Association  
Fourth Quarter 2010 • Newsletter • [www.coronadoranch.org](http://www.coronadoranch.org)



## Got game?

The basketball court off of Arrowhead is sporting a new surface. Come out and enjoy the cooler weather and shoot some hoops!

## School's in session - take extra care when driving through the community

To help protect children going back to the classroom, AAA Arizona encourages motorists to follow these safety tips:

- \* Walk around your vehicle before moving it, especially during morning and afternoon hours.
- \* Scan between parked cars and other objects for signs that children could dart into the road.
- \* Eliminate distractions. Taking your eyes off the road for two seconds doubles your chance of being involved in a crash. Avoid engaging in distracting behavior in order to be a safer driver and set a good example for young passengers and pedestrians.
- \* Plan Ahead. Leave early for your destination and build in extra time for congestion. Modify your route to avoid school zones and traffic.
- \* Drop children off on school property, not on neighborhood streets.
- \* Obey traffic laws. Drive no faster than 15 miles per hour in or near a



*Traffic safety, 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.

**October 7, 2010**

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

**November 4, 2010**

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

**December 2, 2010**

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

**January 6, 2011**

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



### Bulk Trash Days

**October 3-9**

**November 1-6**

**December 5-11**

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

## From the President

By Dwain Lambrigger

### Coronado Ranch Homeowner's Association

Fall is coming! I think – We are just about to break through another hot summer and into fall. This is a great time of year. The kids are back at school. Football is back, and the plants and grass are getting some color again. I like to start these messages with a quick note about what has happened this last quarter. First, it was time to resurface the basketball court. That was completed a couple of weeks ago. The Board decided to upgrade the look, and we are happy with the results.

With the election of a new Board this year, consideration is currently ongoing regarding the shed policy here at Coronado Ranch. We would like your input regarding sheds. If you have an opinion, please email the management company and note "Shed Opinion" in the subject line. Again, we are considering changes to the policy, and nothing is in writing. We are fact finding at this time and may have a change in 2011.

The board is currently working on priorities and projects and budgeting for 2011. Now is the time to voice your opinion for what you would like to see in the community, unless it is a swimming pool. That just isn't happening. Think splash pad. We are still talking about a lot of other improvements in the next 12 to 18 months. Remember that as a Board, our primary goal is the maintenance of the assets of this community. That means maintaining what we have while improving what we can. A close second is the constant effort to keep our assessments at their current level. I cannot, and will not guarantee that assessments will stay where they are indefinitely, but I am confident that we have at least another two to four quarters at their current level.

I am afraid to note that we are getting more and more acts of graffiti here at Coronado Ranch. As an aging community (Really, ten years and we are already aging!) this is common. We are working to clean up any vandalism or graffiti as soon as possible, but we could use your help. If you know of anyone who has vandalized our community, we would like to know. Don't hesitate to contact the police, or the management company. We are offering a reward for anyone caught and convicted of vandalism OR graffiti.

Finally, please remember, if you have any challenges that may prevent the timely payment of assessments, or fines, don't wait, communicate. Contact the management company and the Board. We want to work with you to resolve these challenges. Times are still tough out there, and we will do whatever we can to help out.

Well, that is just about it. Here's hoping we have a cool and enjoyable fall. I hope to see you at the Shin Dig. Last thoughts, the pool isn't coming, we are working to keep the grass green, we know there are weeds in some of the common areas and try to refrain from using salty language when meeting for an appeal with the Board. Things rarely work in your favor when you do.

Regards,

Dwain Lambrigger, President

Coronado Ranch Homeowners Association Board of Directors

## Upcoming Gilbert events

### Gilbert's Youth Fishing Day

**Saturday, October 09, 2010**

**Location: Water Ranch Lake at the Riparian Preserve - SE corner of Guadalupe & Greenfield Rd.**

This is a free collaborative event between the Town of Gilbert & the Arizona Game & Fish Department. No registration is required. Event takes place 8am-noon. You do not need an urban fishing license during the event. Kids can win cool prizes.

**Gilbert Family Halloween Carnival-Saturday, October 30, 2010 from 5-9pm at the Freestone Park Ballfield Complex**

Children of all ages will enjoy a night of safe and friendly Halloween fun as they visit Frankenstein's Fishing Hole, try pumpkin bowling, play Ghost Bingo and decorate pumpkins. The event will also have a variety of games, inflatable bounces and slides, free activities, a food and beverage court, vendor and sponsor booths and an entertainment stage.



## What do you mean “please remove weeds from rock areas?”

Many of you have received one - the white “sticky note” that serves as a gentle first notice that you have violated one of the community CC&Rs, or Covenants, Conditions & Restrictions. These are the rules every homeowner agreed to follow when they purchased a home in Coronado Ranch.

To help enforce these rules, the Coronado Ranch Homeowner’s Association Board of Directors directs Renaissance Community Partners to inspect the community every 10 business days. This amount of time is regulated by Arizona State Law, to allow homeowners a standard amount of time to correct the situation that caused them to be in violation of the CC&Rs.

A major problem and CC&R violation right now are weeds. Although dandelions, and Russian thistle (also known as tumbleweed) are common weeds in Arizona, spurge is as well. This nasty plant, pictured at right, is highly toxic to the skin. There are several products on the market that will kill spurge. Once it is sprayed on and the weed dies, pull it. Pulling it while it is still alive and green



will only result in more weeds and a nasty skin rash. As with all weeds, once they have died, remove them from the yard, or you may receive another sticky note or letter asking you to “please remove weeds from rock areas.”

### Trim Palm Fronds

When an inspector leaves this sticky note on your door, what does it mean? “Dead and down” is the measuring stick used to determine if your palm fronds need to be removed. If the palm frond is dead, brown and hanging down, trim it off. If any of the green palm fronds are hanging down, trim those as well, because it’s only a matter of time before

they turn brown and a sticky note is left on your door.

If you have any questions regarding the inspection process, please call Renaissance Community Partners. The management staff will be happy to help with any questions you may have regarding the inspection and CC&R violation process.



## From the Vice President

By Bob Hicks

Coronado Ranch Homeowner’s Association

Coronado Ranch Members,

I am sorry to have missed writing last quarter’s letter to you, that was the second time in 7 years if you missed it then my apologies if you didn’t then you’re welcome. In the spring we had our elections and due to lack of quorum they stretched to two months. Marilyn McKenzie is our new treasurer and Dwain Lambrigger is president, Jim O’Shea secretary, Mike Jensen member at large and I the vice presidency.

The spring shindig was a great success mostly due to the efforts of Jim O’Shea, who stepped up and ran the show. New this year was the petting zoo and that was a hit. Great job Jim and thanks from all the rest of us. The fall shindig is October 23 - watch for the signs and we will see you there.

I have been living here for 8 years now and the paint on my house is starting to show its age and needs to be repainted. The procedure for getting an approval for paint colors can be pretty simple. The architectural committee has pre approved paint schemes for our community. There really are a lot of them and all you have to do is fill out a form from the HOA’s website and then paint. If none of the colors work for you then you will have to go through the regular approval process. Call Renaissance if you have any questions.

There has been a spike recently in vandalism here - both “tagging” and property destruction. The Board takes a dim view of these matters and will prosecute any who are caught. We have done so in the past and will do so again. Another item of lawlessness is the increasing number of thefts from cars being broken into to home burglaries in broad daylight. If you see something strange then give the police a call.

Finally, did you know that there is a Facebook page for Coronado? Go online and take a look you - can chat with other members and if you like, you can drop me a note or even become my “friend.” I don’t have many and I am sure our friendship will be real special.

Thanks for your time -

Bob Hicks, Vice President for C.R.H.O.A.

# Hang in there - The Fall Shindig is almost here!

Save the date -

**October 23**

Soccer Park

Look for the signs  
in the community



## Community landscaping update

During the summer, Clean Cut Lawns has been focusing on trimming the hedge line along Arrowhead Trail/Luiciano Road and keeping tree canopies off sidewalks throughout the property. As the summer draws near to an end, you will be seeing changes in the landscape throughout the community. As we enter the fall, Clean Cut Lawns will be focusing on a process known as Plant Renovation and Hard Pruning of selective plants. This means plants will be cut back 1-2 feet from the ground, to allow the plant to produce new stems from the base and grow naturally without the need for shearing to control size. This process is very beneficial to the plants health and appearance, allowing the plant to complete its growth cycle and fully flourish. Clean Cut Lawns along with the Board will be working together to identify areas where these renovations will take place. Also during the summer, Clean Cut Trees has pruned many trees throughout the community to allow for a healthier, safer tree during the Monsoon season. In addition, over the next couple of months Clean Cut Lawns will be overseeding all turf areas throughout the community.

## Traffic safety \_\_\_\_\_ from page 1

school zone. Fines double when "STOP WHEN CHILDREN IN CROSS-WALK" signs are present. In addition, remember that school zones are non-passing zones. Doing so is not only dangerous, but also against the law. Always stop for school buses that are loading or unloading students. It is illegal to pass a school

bus with flashing red lights.

\* Obey the crossing guard at all school crossings. Stop before reaching a crosswalk when the stop sign is in an upright position and the crossing guard and children are in the crosswalk. Do not proceed until the children and crossing guard have cleared the roadway.

### Coronado Ranch Homeowners Association Board

Dwain Lambrigger .....President  
Bob Hicks..... Vice President  
Jim O'Shea .....Secretary  
Marilyn McKenzie ..... Treasurer  
Mike Jensen..... Member

### Coronado Ranch Property Manager

Renaissance Community Partners  
Kevin Bishop, Owner/Manager  
480-813-6788  
633 E. Ray Rd. • Suite 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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### Crime Watch Important Phone Numbers

Silent Witness ..... 1-800-343-TIPS  
Traffic Hotline ..... 635-7294  
Graffiti Hotline..... 503-6500  
Non-Emergency # ..... 503-6500  
Crime Prevention ..... 503-6527