

Rancho Gabriela

Fall 2004

Improvements or Alterations to your Property

Approvals must be given prior to improvements or alterations to property by adding structures to backyards, ornamental items in front yards and/or any visible changes. The Rancho Gabriela CC&R's require that homeowners obtain the prior written approval of the Design Review Committee for any exterior alteration or addition to their property. If you would like to submit for approval of any exterior alteration or addition, please call the management company for an Architectural Submittal Form.

Important Phone Numbers

Surprise Police Department
(623) 583-1085

Maricopa County Animal Control
(602) 249-6350

City of Surprise Post Office
(623) 544-4672

APS (to notify if a street light is not working)
(602) 371-7171

Turnover to a Homeowner Board of Directors

The transition of the Board of Directors from Developer to a Homeowner elected Board will occur early next year.

In order to transition from a Developer Board of Directors to a Homeowner Board, a Transition Committee will need to be appointed. The Transition Committee will consist of homeowners from within the Rancho Gabriela Community. Homeowners interested in participating on the Transition Committee will need to submit a letter of interest to Peri Swenson by November 15, 2004. Contact information is located in this newsletter.

Below are details of the Transition Process and the Transition Committee's Duties:

CC&R's Rules & Design Review Enforcement

- Review documents for covenant restrictions and authority for rules promulgation.
- Review existing policies, procedures, rules and regulations for need, adequacy and enforceability.
- Develop new standards where needed and provide needed revision.

Finance

- Review and monitor assessment collection and enforcement.
- Review financial records.
- Recommend action on any deficiencies found.

continued on page 3

Community Contacts

Rancho Gabriela HOA
Peri Swenson,
Community Manager

Jody Rau, Accountant

P.O. Box 25466; Tempe, AZ 85285
peri@kinneymanagement.com
Office (480) 820-3451, x202
Fax (480) 820-7441
Office (480) 820-3451, x219

City of Surprise Fall Events

Baby Shots (Surprise Senior Center)

Free immunizations are being offered by the Surprise Firefighters on December 11, 2004. For more information, contact (623) 583-8225.

Surprise Citizen Academy (Willow Canyon High School/ Media Room)

The City recently completed its inaugural Citizens Academy class at Willow Canyon High School.

The class held in conjunction with Estrella Mountain Community College, offers residents an inside look at Surprise government. More than 30 people participated in the six-week program that featured a variety of speakers, including many from Surprise government.

A second Surprise Academy class is scheduled to begin late in October. The six-week program will consist of one two-hour class per week. The class will meet from 7-9 PM, night TBA, at Willow Canyon High School. For more information, contact Sintra Hoffman at (623) 875-4203.

Super Swap Meet

The second annual Super Swap Meet, sponsored by the City of Surprise Senior Center, will be held November 6, 2004.

The Swap Meet will be held at 12425 W. Bell Road, Surprise, in the Courtyard at City Hall Square. It will be open from 8:00 AM to 2:00 PM. The cost: **Free**

For more information, call (623) 583-0653, or log onto <http://www.surpriseaz.com>.

Reminders

- Please remember that the speed limit in Rancho Gabriela is 25 mph unless otherwise posted.
- For many homeowners who reside on a corner lot, the outside perimeter landscape along the side of your block fence is to be maintained by the homeowner to the back wall of the backyard. Please contact the management company if you are not sure who is to maintain this area.
- If you see any suspicious activity or witness graffiti/vandalism, please call your Police Department immediately. To report graffiti, please call the Management Company at (480) 820-3451.

Overseeding

Overseeding of the community common areas is complete.

For those homeowners who have turf in their front yard, overseeding with winter rye is not required, however the yard must continue to be regularly mowed and kept free of weeds.

Violation Report

The following violations were issued between June 1, 2004 through August 30, 2004:

Trash Container Visible, 152 violations

Unkempt Yards, 34 violations

Improperly Parked Vehicles, 81 violations

Unapproved Structures Visible, 19 violations

Trailers, RV's and Boats Visible, 32 violations

Miscellaneous (portable basketball goals, stored items on sideyard landscape, etc.), 62 violations

The majority of the violations are for trash containers being visible on non-collection days and street or sideyard parking. As a reminder, trash containers must be kept behind the fence or in the garage on non-collection days, and street parking is prohibited by owners. All vehicles are to be parked in garages and driveways.

Preserve and Conserve (Water Conservation Tips)

Outdoors

- *Check your irrigation system for leaks often
- *Use low water use plants and the principles of Xeriscape
- *Adjust irrigation schedule to accommodate seasonal water demand
- *Adjust sprinklers so only your lawn is watered and not the house, sidewalk, or street
- *Water at night or during the cool morning hours to minimize evaporation

Indoors

- *Check pipes, faucets, and toilets for leaks
- *Take shorter showers
- *Run dishwasher and clothes washers only when full
- *Replace standard shower heads with low-flow heads
- *Shut off water while brushing your teeth or shaving
- *Investigate the replacement of standard plumbing fixtures with low water use fixtures

For more ideas on conserving water, visit your local home improvement store. For additional information on the principles of Xeriscape, the local nursery can be of assistance. Also, check the City's website periodically for updates.

Turnover to a Homeowner Board of Directors

continued from page 1

Insurance

- Review documents to determine what coverage is required.
- Review existing coverage to determine if it is adequate and competitive.
- Investigate various ways to minimize risk and premiums.

Maintenance

- Learn about the common elements and the Associations maintenance responsibilities.
- Inspect all common elements and note deficient warranty items, common construction defects, potential hazards and claims and maintenance items.
- Review all plats, plans, engineering drawings, warranties, bonds and contracts that involve common elements and maintenance.
- Delineate those items that are Association's responsibility and those that are the individual unit owner's responsibility.

Management

- Review all Association files and management contracts.
- Review all contracts and contractor performance.
- Establish nomination and election procedures.

Rancho Gabriela Homeowners Association
P.O. Box 25466
Tempe, AZ 85285

A Message from The Board of Directors

The Board would like to thank everyone for their continued support in keeping Rancho Gabriela a safe community.

With Halloween fast approaching, the safety of our children should be of the utmost importance.
Let's enjoy and be safe!

Happy Halloween!

Automatic Payments

Please remember that your assessments are due monthly. Those of you that have not already signed up for automatic payment of your assessments, may be interested to know that the service is available for just a \$2.00 set-up fee. It may save you from incurring late fees. The ACH authorization form can be found in the front of your coupon book or you may call your community accountant, Jody, at (480) 820-3451, x219.