

# Rancho Gabriela

Summer 2005

## Annual Meeting Of The Members

The Annual Meeting of the Members was held on April 26, 2005. The Transition Committee, which consisted of John Clute, Betty Gamble, Diane Hickok, Rick Kelsey and Stephanie Prybyl presented the Members with a review of their findings regarding the community and the transition to a homeowner Board of Directors.

Those in attendance elected **Betty Gamble, John Clute, Diane Hickok, Louis Lugo and Dave McCarthy** to the Board of Directors.

Board Meetings are held on the fourth Tuesday of each month and all homeowners are invited and encouraged to attend the open session meetings. The meeting location is the Paradise Education Center located at 15533 W. Paradise Lane (1/2 mile south of Bell Road on Reems and Paradise Lane). Please make note of the following meeting schedule:

Tuesday, July 26, 2005 (Surprise Police Department, Block Watch Officer Ortega will be in attendance)

Tuesday, August 23, 2005  
Tuesday, September 27, 2005

*Closed session begins at 6:00 PM  
and Open session begins at 7:00  
PM.*

## City of Surprise Summer Events

### *Youth Splash and Dance*

*(Surprise Aquatic Center)*

Youths 11-14 years of age are invited to a dance and pool party featuring a DJ and games on July 16th from 6:30 PM to 9:30 PM. Concession stand will be open. Limited to 400 participants.

Tickets go on sale a week prior to the event. Tickets will be \$4.00 for Surprise residents and \$6.00 for non-residents.

### *Salute to America's Heroes*

*(Surprise Stadium)*

Please help the Fightin' Falcons pay tribute to those who served to protect us and our freedom on Saturday, July 23rd at 7:05 PM.

Any Military Personnel, Police Officer, Fire Fighter or EMT will receive free admission. The first 1000 fans will receive a Squeeze Bottle, courtesy of Fitness 1.

### **Thanks!**

The Board of Directors would like to thank each and every homeowner that is complying with the Covenants, Conditions & Restrictions (CC&R's). Your time and attention to your property benefit all of us.

Additional thanks to all of the homeowners who have continued to pay their assessments on time. Remember, all payments should be made out to THE RANCHO GABRIELA HOA. Please do NOT make payments to Kinney Management. Did you know that you can also make your payments by automatic withdrawal or even pay in advance? Contact Jody Rau at (480) 820-3451, x219 for details.

## 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**

## Parking Concerns

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Parking on the street presents two main concerns. Firstly, it is a safety hazard. There are children within our community who, although they shouldn't, sometimes play or run into the street. None of us would ever forgive ourselves should an accident occur due to restricted visibility from one of our vehicles being parked in the street.

Secondly, it is unsightly. Streets lined with vehicles detract from the overall aesthetic appeal of our neighborhood and creates a negative initial impact on prospective buyers.

In the pursuit of preserving safety and appeal within our neighborhood, we ask that you please park all vehicles in your driveway or garage at all times.

*Guest Parking* - Your guests may park on the street when visiting your home, keeping in mind not to block the sidewalks and to park in the direction of traffic.

*Vehicles, Campers & Boats* - As a reminder, no motor vehicles classed by a manufacturer rating exceeding 3/4 ton, mobile home, travel trailer, camper shell, boat or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on any street so as to be visible from neighboring properties. Temporary parking of RV's, boats and similar equipment will be permitted for the sole purpose of loading and unloading.

## Invisible Trash Containers

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We strive to encourage everyone to do their part in keeping up the neighborhood, so please store your trash container out of view from street or neighboring properties on non-collection days.

## Alterations To Your Property

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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.

## Weeds

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It takes effort to keep your yard weed free. Many homeowners spend time each week pulling them, only to have them pop right back up the following week. Here are some readily available products from your local home improvement stores to help in the fight against weeds:

*Ortho Weed-B-Gone*: won't harm lawns, guaranteed.

*Roundup*: rainproof in two hours that won't wash away.

## Design Review Committee

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Committees are an essential support system for the Board. They do not have the authority of the Board, but serve as advisors and extra hands. They allow volunteers to provide input in areas of interest without having the broader responsibilities of the Board.

Currently, the Board is seeking volunteers to sit on the Design Review Committee. If you are interested in participating on this committee, please submit a letter of interest to Peri Swenson by Friday, July 22, 2005. Please include your reason for interest and any related experience you may have.

## Enforcement Policy

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*The Association adopted the following violation enforcement procedure. It will be followed diligently to ensure the aesthetics and upkeep of the community, thereby protecting property values.*

### Step #1 - Violation Letter #1

Homeowner has 14 days to remedy.

### Step #2 - Violation Letter #2

Homeowner has 14 days to remedy.

### Step #3 - Final Notice Letter

This is a final notice and allows for a 14 day period for remedy. The notice states that there must be permanent and final resolution of the violation and that failure to resolve may result in referral to the Association's attorney for legal action and enforcement.

### Step #4 - Legal Letter

Evidentiary materials, such as photos, are taken of the unresolved violation. A copy of the final notice is forwarded to the Association's attorney for a legal letter to be sent. This letter is sent to the homeowner outlining the legal authorization as provided by the Association Governing Documents and instructs the homeowner to contact the community manager. All costs associated with this process are borne by the homeowner.

### Step #5 - Legal Action

If the violation remains unresolved, the Association may seek injunctive relief through the courts. If the injunction is granted, this permanently prohibits the homeowner from said action. Any subsequent same violations noted may place the homeowner in contempt of court.

## Burglary Prevention

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As in most cases, property crimes are crimes of opportunity. *What does this mean?*

It means a large percentage of residential burglaries are unforced - meaning the thief entered through an open (unlocked) door or window.

In order to lessen your chance of becoming a victim, we need to limit the thief's opportunity. There are a number of simple steps you can take to keep your property safe:

1. Close and lock your doors and windows. It seems so simple, but the leading reason for such a high percentage of unforced burglaries is due to the fact that many people leave their garage doors open. It only takes a moment for a thief to enter your garage and remove a bicycle, golf clubs, tools or anything else of value.
2. Keep lights on. Properly lighting our property is one of the most important things we can do around our home and businesses to discourage burglars.
3. Trim those trees and shrubs. We all enjoy the incredible variety of trees, shrubs and plants that grow to be very large here in the desert. Unfortunately, some of these plants grow to be very large and become quite thick, sometimes obscuring areas in your yard providing more places for *would be criminals* to hide.
4. Create the illusion you're at home, even when your not. When you leave your home, even if it's only for a short time, leave a light or two on and keep a radio or television playing. Close your garage door and lock all other doors. If you are going out of town, put your lights and radios on timers. Have a neighbor collect any mail, newspapers, and door hangers. Have them also put trash containers out if it is trash day.
5. Get to know your neighbors and get involved in your community. By far the best deterrents to crime are concerned neighbors and informed citizens. Please get to know your neighbors. Not just the folks who live next door or directly across the street, but as many people on your street and in your community as possible. We can't begin to know what is abnormal or suspicious until we know what's normal.

### Important Phone Numbers

Maricopa County Animal Control  
(602) 506-7387

Surprise Police Dept.(non-emergency)  
(623) 583-1085

APS (to notify if a street light is out)  
(602) 371-7171 (Requires street name  
and pole number)

City of Surprise Post Office  
(623) 544-4672

City of Surprise Public Works  
(623) 583-0947

### It Takes A Community

There is great concern among residents regarding activities of some of the younger individuals in the community. Complaints range from vandalism to even throwing rocks, resulting in damage to homeowner property. As a community, please advise children of the concerns and keep an eye out for criminal activity. Homeowners that witness this type of activity are urged to call the Surprise Police Department at (623) 583-1085, as well as reporting graffiti or any other type of vandalism you may see to the management company.

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

## Water Safety

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**Learn to swim.** The best thing anyone can do to stay safe in and around the water is to learn to swim - this includes adults and children.

The American Red Cross has swimming courses for people of any age and swimming ability. To enroll in a course to learn or improve your ability to swim, contact your **local Red Cross chapter**.

- Never leave a child unobserved around water. Your eyes must be on the child at all times. Adult supervision is recommended.
- Install a phone by the pool or keep a cordless phone nearby so that you can call 9-1-1 in an emergency.
- Learn Red Cross CPR and insist that babysitters, grandparents and others who care for your child know CPR.
- Post CPR instructions and 9-1-1 or your local emergency number in the pool area.
- Enclose the pool completely with a self-locking, self-closing fence with vertical bars. Openings in the fence should never be more than four inches wide. The house should not be included as part of the barrier.
- Never leave furniture near the fence that would enable a child to climb over the fence.
- Always keep basic lifesaving equipment by the pool and know how to use it. Pole, rope, and personal flotation devices (PFDs) are recommended.
- Keep toys away from the pool when not in use. Toys can attract young children into the pool.
- Pool covers should always be completely removed prior to pool use.
- If a child is missing, check the pool first. Go to the edge of the pool and scan the entire pool bottom and surface, as well as the surrounding pool area.