

Rancho Gabriela

Winter 2005

Holiday Wishes

The Board of Directors would like to wish all of you a safe, happy and healthy new year!



Thanks!

The Board of Directors would like to thank 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 credit card? Contact Jody Rau at (480) 820-3451, x219 for details.

Make a Resolution to Become An Involved Homeowner

Attending the Rancho Gabriela Association meetings is your right as a homeowner and a great way to get involved in your community. Important issues are tackled and decisions made that affect your community. These decisions have a direct impact on your home's value.

What happens in the meetings? Budgets and spending are reviewed. CC&R's are discussed. Issues that require attention in the community parks are brought up and landscaping issues are considered. Your Board is elected at Annual Meetings. Landscaping issues are considered.

By attending the monthly meetings, you can have a say in what happens in your neighborhood. What issues are most important to you? What areas should the Association be addressing? Without your attendance and input, these issues may not be dealt with.

Board of Directors meetings are held monthly at the Paradise Education Center. The school is located at 15533 W. Paradise Lane, 1/2 mile south of Bell Road off Reems Road. All homeowners are encouraged and welcome to attend. Open session is called to order at 7:00 PM and Closed session (Board members ONLY) is at 6:00 PM. The following are the next set of upcoming meetings scheduled. We hope to see you there.

Tuesday, January 24, 2006

Tuesday, February 28, 2006

Tuesday, March 28, 2006

Community Contacts

Rancho Gabriela HOA
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Community Manager

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Street Parking: A Dangerous Situation

“My garage is full and I can’t fit all of my cars in my driveway!”

This is a common statement heard in response to a violation letter received for parking on the street.

While this is a common occurrence in our community, our CC&R’s clearly identify this practice as breaking the rules. The Board of Directors and Kinney Management will enforce this policy as required by the CC&R’s signed by all homeowners in our community.

Parking in the street is hazardous because it creates blind spots for drivers, walkers, and children playing outside. Regular day and night tours are being done in the community, and it is likely that you will receive a violation letter if you are parked on the street. If the improper parking continues, you risk fees and possible court action.

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.

Picking Up After Fido

If you are not picking up after your animal, you are putting your community at risk. Not only is leaving pet waste unsightly, it is dangerous. Bacteria in the feces can be harmful for people, other pets, and especially children playing in the community parks. It’s simple to make a difference! Just carry a bag and clean up your pet’s waste. If you don’t, your neighbors may recognize you as one of “those people.”

For those neighborhood pet owners who do pick up after their pets, thank you for your consideration, your common sense, and your diligence in setting a good example for others.

Committee & Neighborhood Watch Program Volunteers Needed

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.

If you have a little extra time and are interested in participating in any way, please contact Peri at KMS, by email at peri@kinneymanagement.com or by calling (480) 820-3451, x202.

Message From Your Board Of Directors

Over the last few months there has been an unusually large amount of vandalism to the common areas of the community, and in particular, to the park area sprinklers, picnic ramadas and play equipment.

Unfortunately, this damage is being done by children who live in Rancho Gabriela. This is known, as homeowners are seeing this activity and calling the Surprise Police Department.

Parents need to understand that they are financially responsible for these damages and that charges will be filed.

Please do your part, whether you have children or not, by calling the Surprise Police Department when children are out after curfew (generally 10:00 PM), or to report suspicious activity to the Surprise Police Department at (623) 583-1085.

For those parents whose children are out without supervision, please speak with them regarding the severity of this type of behavior and what the repercussions will be when caught.

Costs incurred to the association for repairs and replacements due to vandalism are the very reason that homeowner dues are increased in many communities.

Make Your Car Tough To Steal

To make your vehicle a tough target, the Arizona Auto Theft Authority (AATA) and National Insurance Crime Bureau (NICB), recommends a “Layered Approach” to protection. The more layers of protection on your vehicle, the tougher it is to steal.

Layer #1: Common Sense

An unlocked vehicle with a key in the ignition is an open invitation to any thief, regardless of which anti-theft device you use. The common sense approach to protection is the simplest and most cost-effective way to thwart would-be thieves.

- Lock your car - half of all vehicles stolen are left unlocked.
- Take your keys - nearly 20% of all vehicles stolen have the keys in them.
- Park in well-lit areas and park in attended lots.
- Do not leave your vehicle running or unattended.
- Completely close your car windows.
- Do not leave valuables in plain view.
- Do not hide a spare set of keys in the car - thieves know where to look.
- Park with your wheels turned toward the curb.
- Always use your emergency brake when parking.
- If you have a garage, use it - when you do, lock both the vehicle and the garage door.

Layer #2: Warning Device

The second layer of protection is a visible or audible device which alerts thieves that your vehicle is protected. Popular second layer devices include:

- Audible alarms.
- Steering wheel locks.
- Brake locks.
- Watch your car decals.
- Identification markers in or on vehicle.
- Protective window laminate.
- Vehicle Identification Number (VIN) etching on vehicle windows.

Layer #3: Immobilizing Device

The third layer of protection is a device which prevents thieves from bypassing your ignition and hot-wiring the vehicle. Some electronic devices have computer chips in ignition keys. Other devices inhibit the flow of electricity of fuel to the engine until a hidden switch or button is activated. Popular third layer devices:

- Smart keys.
- High security locks and keys.
- Fuse cut-offs.
- Kill switches.
- Starter, ignition and fuel disablers.

Layer #4: Tracking Device

The final layer is a tracking device which emits a signal to police or monitoring station when the vehicle is stolen. Report Auto Theft to the R.A.T.T.L.E.R. Task Force statewide, 1-888-622-0088.

Important Phone Numbers

Maricopa County Animal Control
(602) 506-7387

City of Surprise Public Works
(623) 583-0947

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

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

Sheds, Ramadas, Gazebos and Patio Covers

Sheds

Storage sheds will need to be submitted to the Committee for approval. They must not exceed the maximum height of the immediately surrounding wall(s) or fence(s) and must be screened from the view of all Common Areas. Approval in writing must be obtained from neighboring lots and include the owner's name, lot number and street address if the shed height will exceed surrounding walls or fences.

Ramadas and Gazebos

Ramadas and Gazebos may be erected in rear yards only subject to prior review and approval by the Committee, subject to the following guidelines:

- Maximum square footage (under roof area) is 120 square feet
- Maximum roof height is 10 feet at the highest point
- The setback for the structure from the perimeter wall must meet the setback requirements for the zoning district (refer to the recorded final plats for setback information)
- The structure must be painted to match house color and maintained in good condition
- Any roof tile must match the tile of the home
- Lighting of the structure must be approved by the Committee prior to installation

Patio Covers

Patio covers must be painted to match the color of the body or trim of the existing Dwelling Unit and all must have a permit issued by the City of Surprise. Replacement roofing materials shall match that which was installed by the Builder on the original roof of the Dwelling Unit or that which were offered as an option by the Builder for a patio cover. Asphalt shingles (included rolled shingles) are expressly prohibited. The patio roof shall be flat or match the pitch of the Dwelling Unit. All patio covers, not installed by the Builder, will need to be reviewed by the Committee on an individual basis prior to installation.