

LANTANA RANCH HOMEOWNER'S ASSOCIATION NEWSLETTER

APRIL 2013

Association Board Meeting Schedule

May 21
July 16
September 17
November 19

All meetings are
now held at 6PM
at the Holiday
Inn Ocotillo,
located at 1200
W. Ocotillo Rd.

All Homeowners
are welcome and
encouraged to
attend!

If you have any
questions or
concerns
regarding the
Lantana Ranch
Homeowners
Association, feel
free to contact
Joseph
Latkowski,
Property
Manager for
Cornerstone
Properties, Inc.,
at 602-433-0331.

Web-Site:
cpihoa.com

ANNUAL MEETING – ELECTION RESULTS

The Lantana Ranch Association Annual Members Meeting was held on March 19, 2013. There were a total of three Board positions available at this meeting. The following homeowners were re-elected to additional two year terms:

Liz Wirtala

Jeff Grammer

Robert Sharman

FROST DAMAGED PLANTS & TREES

The Association would like to remind all homeowners that it is time to trim all the dead material from the shrubs and trees on your lot. Please remove all brown material and replace any plants and trees that have died. Plants must be installed as per your “original” landscape design. Please contact CPI for assistance in obtaining the “Approved Plant List”. As a general rule, plants should be replaced in any area in which you have a “drip irrigation line” sticking up in your front or side yards. This includes the area between the back yard wall and the street for those owners who have a corner lot.

ONE TREE REQUIRED ON EVERY FRONT YARD

The Lantana Ranch HOA Landscape Guidelines require that every front yard in the community have at least one tree installed. Homeowners can choose from the trees listed in the association’s “Approved Tree List”.

NEW PLANTS TO BE INSTALLED IN THE COMMON AREAS

The Lantana Ranch HOA has directed their landscaper to replace all the frost damaged plants that were lost this past Winter Season in the association owned "Common Areas". Members of the Board of Directors toured the community this past month to inspect landscape damage and to develop a plan for additional cut-backs of existing plants, and for installation of new plant material throughout the community. New plants will be installed in the month of April. Homeowners are encouraged to replace all dead plants on their lots as well.

Speed Limits in Community

Many parents have attended past board meetings and have asked the association to inform all homeowners and residents that they have observed many vehicles speeding down our streets. These parents are concerned that the speeding may result in injury to children playing in the community. We must therefore ask all residents to watch their speed, watch for small children, and **SLOW DOWN.**

LIGHT POLES

To report a street light that is out, call the City of Chandler at 480-782-3455. The park lights can be called in to SRP at 602-236-8465. Light pole numbers that start with the letter C are City of Chandler. Pole numbers that start with the letter A are the responsibility of SRP.

FRIENDLY COMMUNITY REMINDERS

Architectural Changes/Installations

Please remember to submit an Architectural Submittal Form for consideration and review prior to any exterior change to your property such as house painting, new security screen door, awnings, or erecting any permanent home improvement, for example a basketball goal, storage shed, ramada, etc. Changes or installations made without submission of a form for review and approval will result in the imposition of a \$200.00 fine to your account. You will however have 14-days to contact the association if you would like to petition the Board of Directors regarding this violation/fine before the fine is placed on your account. However, subsequent submission of the installation/change to the ARC will not automatically waive the fine.

Trash Container Placement/Removal

All trash/re-cycle containers may be placed at the curb the evening (5PM) before the day of the pick-up and must be removed from view the same evening as the pick-up day. Recycle container pick-up day is Monday and trash pick-up day is Thursday.

Bird Droppings on Homes

Please note that all homeowners are responsible for the exterior maintenance of their homes and this includes cleaning the bird debris off the house, driveway and surrounding front yard areas. If birds become a constant nuisance, it is recommended that homeowners use the services of a qualified Pest Control Company to remove the birds.

PAINTING OF HOMES IN THE ASSOCIATION

The Board of Directors would like to thank all those homeowners who have painted their homes this past year. New paint on the homes in the community will make Lantana Ranch HOA a more attractive community in which new owners will wish to make their next home purchase. The association hopes this will also result in higher home values for all current homeowners.

City Code for Pool Backwashing & Draining

In addition to the association enforcement for the improper backwashing and draining of pools, the City of Chandler will also enforce a ban on backwashing and draining of pool water into the streets. The City of Chandler and the association recommend that home owners backwash or drain their pools into the “sewer clean outs”, the black capped pipes in the front yard area, to avoid polluting the ground water and common areas with pool chemicals and contaminants. Violators can be fined by both the City of Chandler and the association for improperly backwashing and draining of pools into the streets and common areas.

DOG DROPPINGS IN PARK COMMON AREAS

The association has noticed that dog owners are not picking up after their dogs, which has resulted in dog droppings being present in all parts of our greenbelt parks. This situation has become very severe and the association must remind all dog owners that dog droppings **MUST** be picked-up and removed from the park areas. The association has been asked to consider and apply fines to dog owners who violate this rule. **PLEASE** pick-up after your pet to allow children and all owners play in the parks without concern.

Help Keep Lantana Ranch Beautiful

Please remember during the coming months to keep your yard weed free and to perform regular maintenance such as tree and shrub trimming, raking of rocks, proper lawn irrigation, and removal and replacement of dead shrubs/trees. The association’s CC&R’s require that all front yards be maintained so as to present a “neat and attractive appearance”. Thank you for your efforts.

APPROVED EXTERIOR HOUSE PAINT COLORS

The Board of Directors along with Frazee Paint and Dunn-Edwards Paint has put together color palette books that contain the approved color schemes for the community.

You can browse through approved Frazee Lantana Ranch Color Palette in one of two ways. Going to the Frazee Paint Store located at 7200 W. Chandler Blvd. (I-10 and Chandler Blvd.), or by calling property manager Joe Latkowski at 602-433-0331. We have an account number with Frazee to provide home owners with a discount on purchases made at the store.

To browse the approved Dunn-Edwards color schemes for Lantana Ranch HOA, go to their web-site:

<http://dunnedwards.com/Homeowners/ExploreColor/ColorTools/ColorArchive.aspx>

As a home owner you have two choices when painting the exterior of your home.

! Paint the exterior of your home the original color scheme and you can obtain that information through Cornerstone Properties, Inc. by calling (602-433-0331)

!

! Choose a different exterior color scheme from the Lantana Ranch HOA color palette book.

If you are choosing a color scheme other than the original, you will need to submit an Architectural form with the new color scheme number/elevation, paint color/number for stucco body/garage door, paint color/number for the fascia/front door (if applicable), and paint color/number for the stucco pop outs.

If you are staying with the original color scheme, no Architectural form is required to be submitted.

If you have any questions please call Joe Latkowski at 602-433-0331.

LANTANA RANCH ASSOCIATION BOARD MEMBERS

President.....Deborah Hoelle.....Lot # 159

Secretary.....Liz Wirtala.....Lot # 157

Treasurer.....Robert Sharman.....Lot # 083

Director.....Pamela Kober.....Lot # 243

Director.....Jeff Grammer.....Lot # 082

Director.....Cyrus Ringle.....Lot # 225

City of Chandler - Neighborhood Services: 480-782-4320

Graffiti Hotline: 480-782-4322

City Of Chandler Trash Dept: 480-782-3510

To Report Lights Out in Common Areas: Call SRP @ 602-236-8490.

(The light pole number will be needed)

If you have any questions concerning issues in the Lantana Ranch Homeowners Association, feel free to contact Joseph Latkowski, Property Manager for Cornerstone Properties, Inc., at 602-433-0331.

Web-Site: cpihoa.com