

LANTANA RANCH HOMEOWNER'S ASSOCIATION NEWSLETTER

AUGUST 2013

Association Board Meeting Schedule

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

COMMON AREA IMPROVEMENTS

The Lantana Ranch Association has contracted with their landscape company to have a number of landscape improvements installed in the common area parks within the community. The HOA has contracted to have new plants, trees and decorative rock installed throughout the common areas. In addition, the Board is in the process of purchasing new wood benches for the common areas. The landscapers have also completed hard cut-backs of many older shrubs in the community to promote better growth in the future. Homeowners are encouraged to replace all dead plants on their lots as well beginning this Fall Season.

TOT LOT REPAIRS

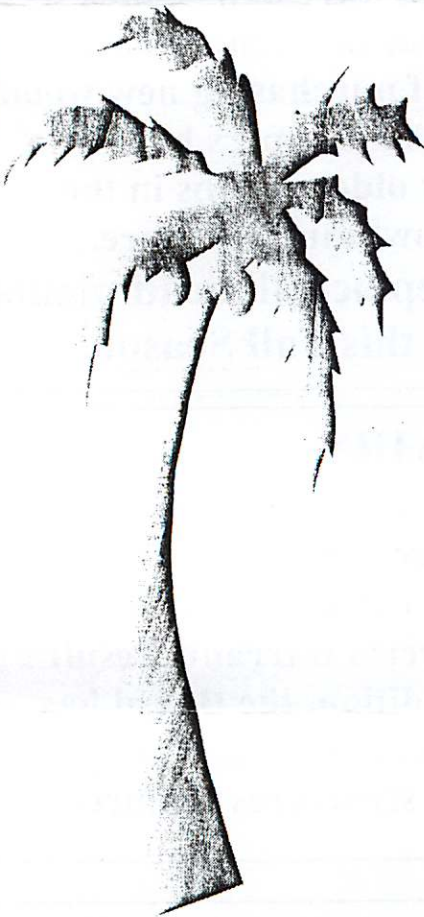
The association has had two of the large canvas shade covers repaired due to vandalism and age. Both shade structures were still covered by the original manufacturer's warranty resulting in no charge to the community. In addition, the Board has contracted with HOA Playground Co. to have the rubber cushioning material around the play structures repaired.

COMMUNITY GARAGE SALE

The HOA has confirmed the date of the next Community garage Sale. The date will be October 5, 2013. We will again advertise the community garage sale in area newspapers. The HOA will not provide signage at our entrances, we will let homeowners who participate place their own signs.

NO CHICKENS IN CHANDLER

The Chandler City Council, after much discussion and input from numerous local residents, voted 4-3 to deny a zoning change that would have allowed up to as many as five hens in residential neighborhoods. Council members explained that this was a "property rights" issue. They explained that Chandler residents bought their homes with the understanding that their neighbors would not be allowed to have chickens. One councilman also explained that allowing chickens would add a burden to code-enforcement officers. The current ban on chickens within 200 feet of a residence has been in place since 1959.



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.

Date Palm Trimming

The association has contracted with the Caretaker Landscape Company to have their 44 Date Palms trimmed this month.

HOUSE PAINTING REQUIREMENT

The paint on the wood trim, stucco, and/or fascia of the association's Single-Family Homes has been deteriorating for some time, and the Association has become aware of the fact that the deteriorating condition of the houses in the association may be affecting property values. In addition, the association has noted the need for the painting of the homes in the Lantana Ranch HOA in their quarterly newsletter for the past year.

Therefore, the Lantana Ranch Homeowners Association is requiring the repaint of homes in the community. Please note that the association's CC&R's require that all homes be maintained as per the following provision:

CC&R Article VIII Section 8.2 Lot Owners' Responsibility.

"All buildings, Residences, landscaping and other improvements shall at all times be kept in good condition and repair."

Those homeowners who have received notice from the association based on the most recent inspection of the management company and the members of the Architectural Review Committee (ARC) this past January 2013, will be required to complete the re-painting of their homes no later than December 31, 2013.

SECOND ANNUAL - LANTANA RANCH TURKEY TROT

Summer is coming to a close and that means the Holidays will be too quickly upon us. And so will the 2nd Annual LR Turkey Trot!! We will be meeting at 8am for registration and the race will start at 8:30 Thanksgiving morning. It's not the "first-to-finish" racers but rather the "closest-to-your-guess" racers who will take the prizes. If you'd like to get involved in helping please email Theresa Bess at nursetheresa@gmail.com. Can't wait!!

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

Vice-President.....Jeff Grammer.....Lot # 082

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

Treasurer.....Robert Sharmar.....Lot # 083

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

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

Director.....Dennis Seitz.....Lot # 204

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.