

LANTANA RANCH HOMEOWNER'S ASSOCIATION NEWSLETTER

DECEMBER 2013

Association Board & Committee Meeting Schedule

January 21
March 18
May 20
July 15
September 16
November 18

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.

HOUSE PAINTING DEADLINE APPROACHING !!

The Lantana Ranch Association reminds all homeowners who received a letter this past January 2013 asking that the home be painted, that the deadline to have your home painted is the end of this year, December 31, 2013. Beginning in January 2014, an inspection will be performed by the association of all homes to ensure compliance. Those owners who have not completed their house painting will be subject to the association's standard enforcement policy and will be contacted by mail. If homeowners wish to confirm that they were on the list for the first mailing notification sent, please call Cornerstone Properties, Inc. (CPI) at 602-433-031 with any questions.

NEW GRANITE ROCK INSTALLATION IN THE COMMUNITY

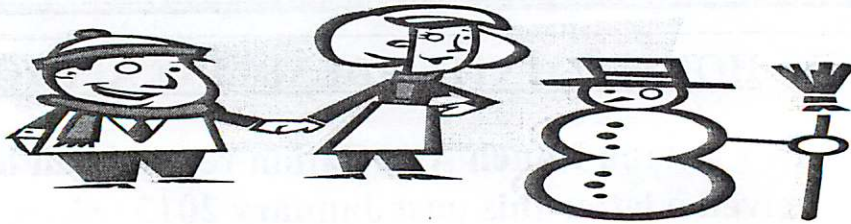
The Lantana Ranch HOA has approved the installation of 355 tons of additional granite to match the existing color rocks in the community in areas that had only light coverage. The new granite has been installed by the Apex Landscape Company this past year.

HOLIDAY LIGHTS IN COMMUNITY

The Association would like to thank all the homeowners in the community who have decorated their homes during this Holiday Season. The spirit of the season is fully on display in the Lantana Ranch Association and the many lights and decorations make for a beautiful and festive environment for all residents and visitors to enjoy.

REMINDER: HOLIDAY LIGHTS

The Lantana Ranch Board of Directors would like to remind all homeowners that Holiday Lights **MUST** be removed no later than January 15, 2014. Please have a safe and wonderful holiday season.



GARAGE SALE

The Community Garage Sale scheduled this past November was a resounding success that saw many homes in the community participate.

TURKEY TROT

Homeowners in the community also organized and participated in a "Turkey Trot" this past November. Lantana Ranch HOA hopes this becomes an annual event.

NEW BENCHES INSTALLED

The association has installed two new benches at the corner of Jesse St. & Lantana Ranch Blvd.

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.

Kids Playing in the Street

A parents are responsible for their children and the association feels they must discourage parents from allowing their children from playing in the streets. This is primarily a safety issue and the HOA wants to make sure all children are safe all year long. The Lantana Ranch HOA is blessed with three playground areas and acres of grass park areas for children to play on. *Please keep kids off the streets.*

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.

DRYWELLS AND WATER FEATURES CLEANED

The Lantana Ranch Homeowners Association has recently contracted to have all 17 of the associations "Drywells" cleaned and serviced. The drywells hold excess water that drains from the common area parks. In addition, the association had both water features drained and cleaned for the Holiday Season.

CODE ENFORCEMENT ON PARKING REGULATIONS

The City of Chandler has recently approved key changes to City Ordinances that effect neighborhoods. The new ordinances will effect a variety of vehicle parking issues. Vehicles repaired on driveways will be limited to 48 hours for minor repairs, Major repairs visible outdoors will be prohibited. The parking of recreational vehicles (Boats, RV's, & commercial vehicles) will be prohibited on residential streets except for 48 hour loading/un-loading period. (Lantana Ranch only allows 12 hours for loading and unloading) Abandoned vehicles with expired tags must be stored in non-visible areas. For more information and to report violations: www.chandleraz.gov/code.

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. Please have all dead plant material that was removed this past year replaced in the Spring of 2014. The association will require that all plants and trees that were removed be replaced as per your original landscape plan. Please refer to the "Approved Plants and Tree" lists to make sure you are installing approved plants & trees allowed in the community.

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 contains 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
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.

Web-Site: cpihoa.com