

LANTANA RANCH HOMEOWNER'S ASSOCIATION NEWSLETTER

MAY 2014

Association Board & Committee Meeting Schedule

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.

Web-Site:
cpihoa.com

HOUSE PAINTING – POP-OUTS !!

The Lantana Ranch Association has noted that a large number of homes do not have the architectural "pop-outs" on the sides of their homes painted the color scheme "pop-out" color. The association is aware that some homes were originally painted this way by the community developer's paint contractors. For consistency within our community the Lantana Ranch Association is requesting when home owners re-paint the exterior of their home, that the "pop-outs" must be painted on all four sides the "pop-out" color as specified in exterior color scheme chosen by the homeowner. Also when re-painting the exterior of the home, please remember that not only the pop-outs, but the fascia, stucco body, garage door, garage service door, vents must painted as per your chosen color scheme in the Frazee, and Dunn Edwards color scheme books which are available by calling Cornerstone Properties.

Please see page 4 for additional information.

FERAL CATS IN COMMUNITY

The association has received a number of calls and complaints regarding the large number of "stray cats" running loose in the association. The cats have more than likely moved into the association from their previous home in the Chandler Dump located across McQueen Blvd. Unlike stray cats, feral cats have had little or no human contact during their natural life and are considered wild. These feral cat populations have spiraled out of control in the Valley and create an additional strain on our already overburdened shelters. Last year, close to 30,000 homeless cats entered Valley shelters and more than half had to be euthanized due to medical or behavioral conditions. In an effort to combat this overpopulation crisis, AHS has teamed with a number of different animal organizations to promote Trap-Neuter-Return programs. TNR programs humanely trap free-roaming, primarily feral, cats, spay or neuter them and then return them to their colony locations. TNR programs are the most humane and effective way to stabilize feral cat populations. They help reduce cat overpopulation through natural attrition as opposed to euthanasia and allow for undomesticated felines to live out their lives in their colonies. TNR also reduces displeasing behaviors associated with mating, such as yowling and spraying.

www.azhumane.org

FERAL CATS IN COMMUNITY (CONT.)

AHS does not have the resources to trap feral cats. However, we can accept them in the Admissions Department at our Sunnyslope Campus. The fees are \$20 for the first feral or trapped cat and \$75 for each additional feral or trapped cat. AHS has also partnered with the Animal Defense League of Arizona to develop a pilot TNR program that works with volunteers and veterinarians in several key locations throughout the Valley that contain some of the largest feral cat populations. For more information on this program, visit somanycats.org.

Other Trap-Neuter-Return (TNR) Resources

Animal Defense League of Arizona – (602) 265-7729 or somanycats@adlaz.org

Altered Tails AzCATs – (602) 216-1160 or info@alteredtails.org

TREE TRIMMING

The association has contracted with the Caretaker Tree Management Company to have 646 trees in the common areas trimmed this Spring. In addition, our 44 Date Palms will also be trimmed. Tree pruning will consist of the removal of dead wood, cross branches, hazard limbs, end weight reduction, street vehicle clearance, and crown thinning.

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.

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.

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 many trees listed in the association's "Approved Tree List".

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.

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 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>

When re-painting the exterior of your home, you MUST submit an ARC form in either case below:

! 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 books.

You will need to submit an Architectural form with the 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.

It is imperative that the exterior of your home is painted as per the HOA approved color scheme, and all sides of the home must meet the color scheme. If the exterior is not painted exactly as stated in the approved HOA color scheme, you will be required to re-paint the identified areas of non-compliance.

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