

LANTANA RANCH HOMEOWNER'S ASSOCIATION NEWSLETTER

JANUARY 2015.

Association Board Meeting Schedule

January 20th

March 17th

May 19th

July 21st

September 15

November 17

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.

Road Construction Update and Ocotillo/McQueen Luxury Apartments Rezoning Attempt

Road Construction Update with acknowledgement to chandleraz.gov

McQueen Road Improvements (Ocotillo Rd to Riggs Rd):

This project will widen McQueen Road to four lanes between Ocotillo and Riggs roads. The project will include new curb, gutter, storm drain, sidewalks, streetlights, bike lanes, medians and landscaping. McQueen Road has been widened south of the Loop 202 Santan Freeway to Ocotillo Road in earlier phases. The construction of the next segment between Ocotillo and Chandler Heights began in late October 2014 and will take approximately eight months to complete. For more information contact Allen Zimmermann at 480-782-3335, call the Project Hotline at 602-750-7139, or visit the project website, www.McQueenRoadChandler.com. The contractors will maintain one lane open in each direction through the construction period but speed limits will be reduced and enforced.

Ocotillo Road Improvements (Arizona Ave. to McQueen Road):

The widening of Ocotillo Road to four lanes began in late October 2014 and will conclude in June 2015. Improvements to Ocotillo Road will include the construction of two lanes in each direction with a center turn lane, bicycle lanes, curb, gutter, storm drain, sidewalks, traffic signals, landscaping and associated utility improvements and relocations. In addition, a new pedestrian signal will be installed where the Paseo Trail (located alongside the Consolidated Canal) crosses Ocotillo Road. The construction is being performed by Blucor Contracting, Inc., which was awarded a \$5.3 million contract in September, 2014. The project is partially funded by a \$2.4 grant from the federal Highway Safety Improvement Program. For more information about the project, contact the project hotline at 480-898-4060 or visit,

www.OcotilloRoadImprovements.com. The contractors will maintain one lane open in each direction through the construction period but speed limits will be reduced and enforced.

Ocotillo/McQueen Luxury Apartment Homes Rezoning Attempt:

Beztak Land Company are attempting to persuade Chandler City to rezone the parcel on the NE corner of Ocotillo and McQueen from Commercial to Residential as they want to build a 213 unit gated rental apartment community on the site. Long term HOA members will recall that this site is owned by Safeway, who were supposed to be building an anchor grocery store on the site. After the recession, Safeway have no plans to construct there but have not actively marketed the property. It is the view of some of your Board that the promise of a shopping center made when homes were bought in Lantana Ranch should be kept and not broken for a very high density infill project.

This matter will come before the council in 2-3 months' time. Meanwhile, comments and questions can be directed to Erik Swanson, Senior City Planner, at erik.swanson@chandleraz.gov or (480)782-3063.

TREE TRIMMING PLANNED

The association has contracted with Caretaker Tree Maintenance for a 3-year Tree Management Plan. This past year, Caretaker trimmed a total of 375 trees throughout the community including the Sisso, Live Oaks, Chinese Elms, Sweet Acacia, and Pine. A total of 529 trees are scheduled to be trimmed in 2015 which will include Texas Laurel Trees and additional pine trees. All the Date Palm Trees are trimmed during the month of July.

TURKEY TROT 2014

Our 3rd annual Turkey Trot was a blast, Thanks to Teresa and Marcus Bess who organized this fun event! The Food bank was also blessed with all your food donations. It was so much fun to visit with neighbors and friends, we are looking forward to Thanksgiving 2015, mark it on your calendar!

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, 2015. Please have a safe and wonderful holiday season.



The 2015 ANNUAL MEMBERS MEETING

The 2015 Annual members Meeting is scheduled for March 17, 2015. The Meeting will take place at 6PM at the Holiday Inn @ Ocotillo.

Three of the current board members whose terms will expire have agreed to run again and will place their names on the election ballot.

If you are interested in serving on the Board, please complete and return the Board Questionnaire that will be sent to all homeowners in the association.

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.

Parking on Streets Prohibited

The association's CC&R's also prohibit the parking of vehicles in the street if available space exists for parking in the garage or driveway of the lot.

CC&R's: Article 4.15.

HOUSE PAINTING REQUIREMENT

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 2014, will be required to complete the re-painting of their homes no later than December 31, 2014. Beginning in January 2015, 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.

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.

RECENT SECURITY ISSUES REPORTED

The association has been contacted by a number of homeowners this past year to report incidence of home burglary. The burglaries occurred mainly during the day lights hours while homeowners were away from the homes. In many cases, owners reported that entry was made through un-locked garage doors and windows of the house. It is very important that homeowners always lock their homes when away from the residence and it may be a good idea to invest in a home security system. Homeowners are asked to report any suspicious activity to the police immediately. In addition, please keep your "coach-lights" ON at night and roll down the garage door.

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 Sharman.....Lot # 083

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

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