

# LANTANA RANCH HOMEOWNER'S ASSOCIATION NEWSLETTER

DECEMBER 2017.

## INCREASE IN QUARTERLY ASSESSMENTS FOR 2018

November is budget review month, and the HOA board was faced with the difficult decision of raising our quarterly assessments to meet our future budgetary needs. We have had three due increases since our community inception. Initially our quarterly assessments were \$141, and six years later in 2009 the board approved an increase to \$150, and lastly in 2016 we approved a \$10 increase which brings us to our current of amount of \$160 a quarter. Let's begin with this conversation with a little background information about our community. Lantana Ranch has 17 acres of common areas with 363 home sites. The HOA is responsible for the common areas which have large areas of grass, Ramada's, 100's of mature trees, and lots of landscape ground cover plants, shrubs, bushes, and play set areas. Our community did see increases in 2017 from our vendors due to the increase in the State of Arizona minimum wage. We have also experienced random vandalism of our playsets, and graffiti on our walls and sidewalks and with that we have had to replace broken parts and pay for paint removal. We have seen increases with the regular trimming of our maturing trees in the community, cleaning our 17 drywells located throughout the common areas of the community. We have also had to make mechanical upgrades in our water features. We are also budgeting for future repairs for our community. Our shade structures over the play sets are showing signs of wear and sun damage. We have three and each structure is \$10-12k to replace. Our playsets are 15 years old and we need to plan to replace the equipment and sand as needed. After the first of the year, we will be upgrading the current lights to new LED lighting in our water features due to the older lights having been repaired several times and several are not working. We also want to be able to contribute to neighborhood activities such as the Annual Turkey Trot as we want to encourage our homeowners to participate in these fun activities. Lastly we need to budget for an increase in our monthly landscape budget. Our current provider has gone through ownership and personnel changes and the management company and board have been diligent with bringing multiple concerns forward to the new ownership with no improvement or correction in the services they are contracted to provide. We are reviewing bids received from interested providers and are seeing an increase of up to \$2000 a month from some of them to provide the services we require. The HOA over the years has been diligent in replacing dead trees & plants, re-dressing granite & planting winter grass throughout the community when needed because we strive to maintain the beauty and pristine appearance of community for our homeowners. By doing this we feel we are making Lantana Ranch a community that everyone can enjoy, and we believe this makes our community a desirable place to live, and one new home buyers will want to purchase a home in.

In conclusion, the HOA board did feel it necessary to approve an increase to our quarterly assessment to \$192 a quarter, and this will begin January 1, 2018. This \$32 a quarter increase equates to a \$64 a month per homeowner, and an annual of increase of \$46,464 to our annual budget to meet 2018 budgetary requirements.

Thank you,  
Lantana Ranch HOA Board Members

## Association Board Meeting Schedule

January 16  
March 20<sup>th</sup>  
May 15<sup>th</sup>  
July 17<sup>th</sup>  
September 18  
November 20

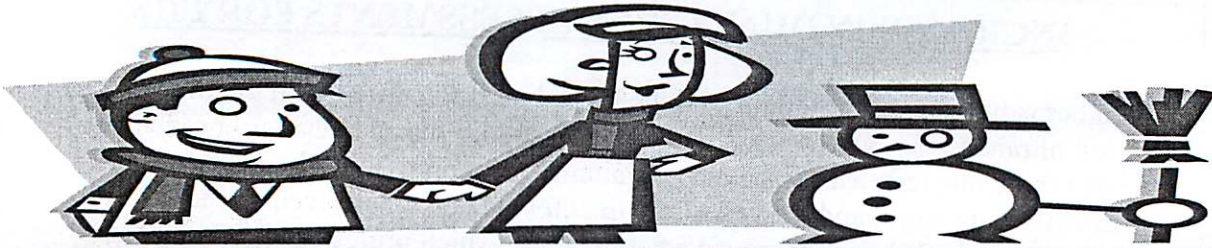
All meetings are now held at 6PM at the Holiday Inn Ocotillo, located at 1200 W. Ocotillo Rd,

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.

## REMINDER: HOLIDAY LIGHTS

The Lantana Ranch Board of Directors would like to remind all homeowners that Holiday Lights Can Be Installed Starting on Thanksgiving Day, November 23<sup>rd</sup> and removed no later than January 15, 2018. Please have a safe and wonderful holiday season.



### Electric Panel Vandalism Reported

A homeowner in the community reported that vandals are checking the electrical panels on the side of the homes in the community and if they are found open, the vandals are turning OFF the electricity to the house. Police are advising that owners lock their panels securely to prevent access. Owners can also obtain free electric panel locks by contacting SRP.

### 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 Friday and trash pick-up day is Wednesday.

### 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.

**Commercial Vehicle Parking Prohibited:** Please remember that commercial vehicles are not allowed to be parked anywhere in the community. Commercial vehicles are defined in the Lantana Ranch CC&R's as "...vehicles designed or used for carrying merchandise, supplies or equipment for commercial purposes...".

# 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 2017, will be required to complete the re-painting of their homes no later than December 31, 2017. Beginning in January 2018, 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.

## DOG OWNER'S RESPONSIBILITIES

Please remember that all dogs MUST be on a leash at all times when in the common areas of the community. Please clean up after your dogs, we have doggy bags throughout the community for use by dog owners to assist in keeping our common areas clean. THANK-YOU !!!

## How To Report Low Flying Aircraft, Including Hot Air Balloons

The Federal Aviation Administration (FAA) is the government agency responsible for aviation safety. It is FAA policy to investigate citizen complaints of low flying aircraft operated in violation of Federal Aviation Regulations and that might endanger persons or property. Minimum safe altitudes are spelled out in the FAA's "Code of Federal Regulations". To report a safety issue caused by low flying aircraft, contact the FAA's local Flight Standards District Office (FSDO) located in Scottsdale, Arizona:

Scottsdale FSDO  
17777 N. Perimeter Drive, Suite 101  
Scottsdale, AZ 85255-5453  
Phone: (480) 419-0111  
Fax: (480) 419-0800

## 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*  
*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*  
*Director.....Ken Fifield.....Lot # 70*

*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](http://cpihoa.com)*