

# LANTANA RANCH HOMEOWNER'S ASSOCIATION NEWSLETTER

AUGUST 2012

## Association Board & Committee Meeting Schedule

September 18  
November 27

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:  
[epiho.com](http://epiho.com)

## HOUSE PAINTING REQUIREMENT

The Lantana Ranch HOA has recently inspected all homes in the community and noted a number of houses that have not yet been painted since they were originally built. Still other homes are showing signs of severe fading & weathering as well as peeling paint. The Architectural Review Committee has decided to send letters to all those homes identified as needing to be painted and will give homeowners until the end of this year to have their homes painted. In this way, the association hopes to keep the quality appearance of the community at a high level with home values continuing to rise. As a reminder to all those homeowners who received a "House Painting Required" letter, your home must be painted by the end of 2012.

## REPLACEMENT OF PLANTS IN FRONT YARDS

The association is asking that all homeowners schedule to have all plants that have died in the front yard replaced this Fall. As required by the association's CC&R's, homeowners are required to replace plants that have died or been removed from their front yard areas. Please do your part to keep our community green.

## NEW PLANTS INSTALLED IN COMMON AREAS

The association has contracted to have their landscaper install a total of 364 new plants & shrubs and 12- 24inch box trees in the association's common areas and parks. New plants were installed to replace those that had died over the previous winter season.

## 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.

## ROAMING CATS & UN-LEASHED DOGS:

Many homeowners have contacted the association with a complaint regarding the large number of un-leashed cats that roam in the community. Homeowners complain that the cats leave droppings on their property and must constantly be chased away. Cat owners are reminded that cats are NOT allowed to roam free in the community and must be controlled at all times and not allowed to roam free. Please also remember that dogs must be on a leash at all times and under control of the owner. All dog droppings must be picked up by the dog owner and disposed of properly.

## TRASH AT RAMADA AREAS

The Lantana Ranch Association reminds all homeowners that they must remove all their personal trash when leaving the ramada areas ...especially after large gatherings and parties. This will minimize the trash that is left in the trash containers made available for minor trash accumulation.

## APPROVED FRAZEE PAINT COLORS

The approved paint colors for use in the Lantana Ranch Association are now available on the association's web site. Available under the "ARC Form" link on Lantana site.

## FRIENDLY COMMUNITY REMINDERS

### Riding of "Mini-Bikes" Prohibited

The association reminds all homeowners that the use of mini-bikes is not allowed in the association's common areas which are for the use of pedestrians and bicycles only.

### Architectural Changes/Installations

Please remember to submit an Architectural Submittal Form for consideration and review prior to 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.

### Help Keep Lantana Ranch Beautiful

Please remember during the summer 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".

## **Trash at Park Ramada Areas**

These park areas are here for all of us to use and enjoy, but please when cleaning up after the event, take home with you what you brought in. Don't leave the bagged trash in the Ramada's after the parties, please take home and dispose. Those trash receptacles are emptied once weekly, and when bagged trash has been left in the Ramada's, we are finding it is an open invitation for animals and such to rip open, eat, and leave a big unwanted mess.

## **REVISED RULE REGARDING VEHICLE PARKING**

The Board of Directors of the Lantana Ranch Homeowners Association has adopted the following revised resolution concerning the parking of recreational & commercial vehicles. This new rule and fine policy supersedes the previous resolution adopted by the Board on March 17, 2005. This new resolution will become binding on all lots in the Lantana Association effective immediately.

**“Resident or visitor parking/storage of a recreational vehicle, livestock trailer, or “Semi-Truck Tractor/Cab” that is parked on an owner’s lot, or in the street in front of the house, and is visible from any common area or neighboring lot within the association is strictly prohibited in the association of Lantana Ranch with the exception of a continuous 12 hour time period for loading and unloading of the vehicle. For every day the vehicle is parked in the association beyond the initial 12 hour period, a \$200.00/day parking/storage fine will be assessed to the home owner.”**

## **DOG DROPPINGS IN PARK COMMON AREAS**

The association has noticed that dog owners are not picking up after their dogs, which has resulted in dog droppings being present in all parts of our greenbelt parks. This situation has become very severe and the association must remind all dog owners that dog droppings **MUST** be picked-up and removed from the park areas. The association has been asked to consider and apply fines to dog owners who violate this rule. **PLEASE** pick-up after your pet to allow children and all owners play in the parks without concern.

## **TREE TRIMMING PROJECT**

In March of 2011, the association had all the Sisso Trees trimmed in the community. The association is currently obtaining proposals for the trimming of all the remaining trees in the community. Recently, the Date Palm Trees were trimmed in the common areas. This Fall, the remaining trees in the common areas and parks will be trimmed.

## APPROVED FRAZEE EXTERIOR PAINT COLORS

The Board of Directors along with Frazee Paint Store has put together a color palette book that contains 68 color schemes with 12 of those color schemes being new.

You can browse through the 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.

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 Fulton Home Customer Service by calling (480) 753-6789.
- ! 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.

If you have any questions please call Joe Latkowski at 602-433-0331.

## **LANTANA RANCH HOMEOWNERS ASSOCIATION**

### BOARD MEMBERS

*President.....Deborah Hoelle.....Lot # 159*  
*Vice-President.....Tim Restad.....Lot # 127*  
*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*

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)*