

Rancho Gabriela

Homeowners' Association

January 13, 2021

EXTERIOR PAINTING AND 2021 REMINDERS

Dear Rancho Gabriela Community Members,

Over the last few years, you have received correspondence with the reminder that it is time for your homes to be painted. Many of you have complied and we thank you for your response. For those who received the 6-month letter to paint, it is time to review the approved paint schemes, make your selection and submit for approval. If you have already contacted the association with a date for your home to be painted, you do not need to contact us again. For those who have received either the 1st or 2nd request to paint and have not made contact, please do so to discuss an alternate date.

The Design Review Committee has approved color schemes of various paint colors from both Dunn Edwards and Sherwin Williams that are available for review on the community website at www.ranchogabrielahoa.com. You may choose from any of those color schemes and simply fill out the submittal form with the scheme you are choosing. You may also submit a request for your home to be repainted in its original colors. Your painter will need to color match the original colors for you with that option. The submittal form is on the website homepage if needed and is required to count your home as painted.

If your home is located on an interior corner lot, where the side of your backyard wall runs parallel with the street, that wall must also be painted. The paint color for that wall is Sherwin Williams 9093 Nearly Brown.

If you have already painted your home but did not submit a request in advance for DRC approval, please submit the request now with some type of verification of the work completed so that the work can be approved by the DRC and your file noted with this information. If you have any questions or need assistance regarding exterior painting please contact Shannon Porto at shannon@kinneymanagement.com / 480-508-4002 or Peri Swenson at peri@kinneymanagement.com / 480-508-4000.

This same submittal form should be used for any change or improvement to your home, front yard including walkways and driveway extensions, and any item visible over the fence line in the backyard like a ramada/gazebo, patio cover or kids play equipment.

If you received notice in the fall to replace missing plants or trees, planting season is right around the

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corner again and the minimum landscape is required. Please note these are minimum requirements and you are encouraged to have more plant material than this if your yard size allows for it. An approved plant list is in the Design Guidelines on the community website. There are certain cactus or palms to substitute for trees if preferred, particularly if you have a small front yard. You are required to have 1 (24" box) tree, 1 (15 gallon) tree and 6 (5 gallon) plants. Potted plants or flowers are not included in the minimum requirements and silk or plastic plants are not permitted in front yards. If your yard is missing several of the minimum requirements, you will receive notice to plant replacements prior to the spring planting season. If you are replacing missing plant material with species from the approved list you do not need to submit a request.

Maintenance of front yard landscape, trash containers not properly stored and on-street parking are still the violations most frequently written up for notice to members. Please remember that your yard should be free of weeds and be trimmed and mowed on a regular basis, including trees or shrubs growing over walls into neighboring lots or into sidewalks or common area. Trash containers should not be visible unless out on collection day and all resident vehicles are to be parked in the garage or driveway of the lot. RV's, trailers, boats and similar recreational vehicles are not permitted to be parked or stored where visible. Bulk trash must only be placed out on the street a few days prior to the pickup date scheduled with the City of Surprise. It has become quite a nuisance for neighbors of the community when bulk items are left out for long periods of time causing items to blow away and obstruct traffic.

The monthly statement you recently received confirms that the monthly assessment will remain the same for 2021 for both the master association and gated parcels. If you prefer to not receive the mailed copy you have the option to receive electronic statement by using the link noted at the top right corner of the statement. By opting for the electronic statement, a more cost-effective delivery method, association costs are reduced in the cost of each statement. If you are already set up with auto withdrawal, or your own personal banking, you do not need to make any changes, but you will receive the statement each month as required by statute.

The project to remove Sisso trees from the common area adjacent to backyard walls will continue into 2021. Damage to sidewalks, walls and into backyards from the invasive root systems is the reason for the removal. Once the root systems of these trees have died, the trees are being removed and then replaced with Desert Mulga trees.

We invite you to participate in the monthly association meetings to be informed as topics are discussed and decisions made. Meeting are currently held via Zoom on the 4th Thursday of each month (except July and December). Our next meetings are Thursday, January 28th and Thursday, February 25th both at 7PM. The meeting call in numbers are 1-346-248-7799 or 1-699-900-6833 and the meeting ID is 915 245 9670. If you are not able to participate, the meeting minutes are archived on the association website along with other information at www.ranchogabrielahoa.com.

Wishing you all a Happy and Healthy 2021.

The Rancho Gabriela Homeowners Association Board of Directors