

RANCHO GABRIELA HOMEOWNERS ASSOCIATION
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COMMUNITY NEWSLETTER UPDATES AND REMINDERS – JANUARY 2022

Happy New year to all and welcome to our new community members. This newsletter is provided to update and answer questions many of you may have.

Over the last few years, you have received correspondence with the reminder that it is time for the exterior of your home to be painted. The majority of you have complied and we thank you for your response and cooperation. For those who have not yet submitted the required architectural submittal form and have not painted, painting is required no later than 12/31/22. The 12/31 deadline will be disclosed to any potential buyer if you will be selling your home.

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.

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, artificial turf, and any item visible over the fence line in the backyard like a shed, 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 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 for this.

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. Your yard should be free of weeds and spurge 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. You will receive notice from the parking tours if your vehicle is on the street. As a reminder, the Design Guidelines give criteria to submit a request to extend your driveway if parking is an issue for your lot. RV's, trailers, boats and similar recreational vehicles are not permitted to be parked or stored where visible. Bulk trash may only be placed out on the street a few days prior to the pickup date scheduled with the City of Surprise. We receive complaints from neighbors regularly when bulk items are left out for long periods of time causing items to blow away and obstruct traffic. Please remember that your pets should not be left outdoors to bark and cause nuisance to neighbors and when walked, should always be on leash and immediately picked up after. Dog waste stations are located throughout the community in many locations for your convenience.

The monthly statement you received in November for the December assessment noticed that the monthly assessment would increase by \$3 dollars for both the master association and gated parcels. This increase was necessary to balance the budget and allow the community to continue with projects like Sisso tree removal. 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 2022 and move to the north side of Cactus. The majority of Sisso trees that were problematic have been removed on the south side of Cactus. Damage to sidewalks, walls and into backyards from the invasive root systems is the reason for the removal. The Sisso trees are being treated to kill the root system and tree and 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 dates are moving back to Tuesdays, via Zoom for now, on the 4th Tuesday each month (except July and December). Our next meetings are Tuesday, January 25th and Tuesday, February 22nd both at 7PM. The meeting call in numbers are 1-346-248-7799 or 1-669-900-6833 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 2022.

The Rancho Gabriela Homeowners Association Board of Directors and Design Review Committee