



We are a beautiful family community in Gilbert, Arizona, with 998 homes, more than 32 acres of parks, basketball courts, soccer field, tot play areas, splash pad and nearby schools.

Coronado Ranch

www.coronadoranch.org

2nd Quarter 2021

President's Message

Fellow members of Coronado Ranch,

Vote! Vote! Vote! It's election time here in Coronado and it's an important one. There are two seats open this year with two board members running for re-election and at least three who have mentioned intent to run. Check the ballot for instructions and candidates info.

Jim O'Shea our Vice President and Renee' Joffrion our Secretary are both running for the open seats. Jim is a retired decorated police officer has been a great addition to the community's Board of Directors he runs the ShinDig (we gave him a year off in 2020) and without him it wouldn't be the success it has been. Back in the mid 2000's Jim used skills he brought to us from his experience negotiating as a police official and helped negotiate a deal with the town of Gilbert for \$720k for property they wanted to claim eminent domain and offer \$200k for.

Last year Jim and Renee helped again to negotiate a 90k deal with the town when they wanted to claim an easement at the Higley Arrowhead intersection for a waterline for the new regional park which paid for landscaping improvements and irrigation repairs throughout our community.

Fiduciary matters are a cornerstone of HOA Board management and both Jim and Renee have helped keep our dues down to the least amount necessary at \$180 a quarter vs. Power ranches \$236 a quarter. We have done this by having a review process for expenditures and a

broad knowledge base on the board.

Renee' Joffrion retired from the US NAVY and has lent his mechanical knowledge and expertise to help the community with selection of well components as well as having chaired the Architectural review committee for the last 5 years. Continuity of process and procedures is important to maintaining the standards of CR. If you've been to a Shindig Renee has most likely handed you a hotdog bun.

Both of them have pressed to make Coronado a better place and provide leadership when needed and by being a team member for our community. Both of them are worthy of consideration and your vote.

Thank You.

Robert Hicks

President Coronado Ranch

602.363.7411

Next Annual Meeting

Thursday, April 1st

6:30 PM

Coronado meets the first Thursday of every month virtually due to COVID-19. Please attend these board meetings if you wish to give input to the board.

Plant Requirements

This past Summer with record heat waves many plants didn't survive the Summer. Spring is the perfect time to replace those plants or any other plants that may be missing from your yard.

In Coronado Ranch the minimum plant requirement is at least five (5) 5-gallon plants and one (1) 15-gallon tree.



Please take the opportunity of the beautiful weather to replace your plants. Homes that do not meet the minimum plant requirement will be given violations. Initial notices began in January, but homeowners were given until March 15th to complete their planting. Violations will resume after the 15th of March.



Please reference the community documents to make sure the plants you are installing are allowed. For example, citrus trees are NOT allowed to be planted in the front yard.

If you have any questions regarding this please call RCP at (480) 813-6788.

Shred-a-Thon

May 8th

9:00 AM – 12:00 PM

Baranca Cul de Sac

Come shred your documents!
Please remember to be respectful
and practice social distancing



Paint Campaign on Hold

Previously the board had announced it would start giving violations for homes in need of paint. The Board has decided to continue to push the paint campaign, however, if you are able, please assess the need of your home and paint if needed.

Backyard Structures

Playgrounds, pergolas, sheds, and other structures are wonderful additions to a home's backyards. The homeowner's association does have certain guidelines when installing structures that can be visible over the fence. When installing any structure that can be seen over the fence please ensure that you submit an architectural change request.

Below are some of the general setbacks and guidelines for different structures. For more details please reference your Design Guidelines. They can be found at <http://coronadoranch.org/documents.html>

Setbacks:

In general, any permanent object that is visible over the neighboring wall must have a 10-foot setback from all property lines and return walls and must have ARC approval prior to installation.



Heights:

Different heights are allowed depending on the structure once the setback requirement is met. For example, playground equipment may reach 12 feet in height; pergolas and gazebos the same. However, sheds may not be visible from neighboring property unless they are site built to match the residence and meet all setback and height requirements. (Please refer to the Design Guidelines on the association web site and in your portal.)

Please remember that any project that is visible from neighboring property must be approved by the ARC committee before starting the project. The committee is very responsive to requests.

Ask Your HOA

I see "Little Library's" in Coronado Ranch. Does the HOA run them?

There are currently 6 Little Library's in Coronado Ranch. Each library is owned and operated by the home owner in who's yard it is located. The HOA does have some rules concerning the placement etc. We encourage residences to participate in the program. If you have books you no longer want, drop them in a Little Library near you.



Who do I call if I see vandalism in the parks?

Unfortunately, vandalism is increasing in Coronado Ranch. If you see persons in the act of vandalism, call the police right away and report it. As a side note, the parks in Coronado Ranch close at sunset, which is posted in all parks.

I see Gopher holes in some areas, does the HOA treat for Gophers?

Gophers are an ongoing problem in Coronado Ranch! The HOA spends \$8,000 a year on pest and Gopher control. Due to the proximity to the canal, we have not been able to eliminate this problem. Rest assured it is being addressed. We are also trying some new and innovative solutions. If you are aware of gopher activity, please let RCP by creating a maintenance request in the homeowner app or call 480-813-6788.

Send your questions to: Ask the HOA at ask@coronadoranch.org

Jim O'Shea, Vice President
On behalf of your HOA

There should be no ATVs, golf carts, or vehicles of any kind driven in the common areas. They cause expensive damage to our parks. If you see anyone driving an unauthorized vehicle in the common areas please call the Town of Gilbert Non-Emergency line to report the activity. If you have questions regarding this please call our management company, RCP.



Coronado Ranch Homeowner's Association Board

Bob Hicks.....President
Jim O'Shea.....Vice President
Renee Joffrion.....Secretary
Marilyn McKenzie.....Treasurer
Dwain Lambrigger.....Member

Coronado Ranch Property Manager



480-813-6788
633 E Ray Rd Ste 122
Gilbert, AZ 85296
Hours: Monday – Thursday
8:00AM – 5:00PM

Police & Fire

911

Gilbert Police Non-Emergency

503-6500

Gilbert Fire Community Services

503-6353

Town of Gilbert

503-6871

The Coronado Ranch newsletter is a community publication from the Coronado Ranch Homeowners Association. If you have questions please contact RCP at 480-813-6788.

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