



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

3rd Quarter 2020

President's Message

Hello Fellow Members,

As we start to peek out from our COVID-19 isolation everyone will see summer is here. Normally I would write it is BBQ season and I guess it is still, but now it seems BBQ and social distancing with a touch of societal unrest. Nevertheless, your HOA has been diligently working on your behalf to maintain the community and minimize COVID-19 effects. In this vein we now have an APP for the community. We are utilizing video conferencing for our regular meetings to encourage community participation while lowering the board's exposure to COVID-19.

There weren't any surprises at the annual meeting, the same 5 people ran and the same 5 people won. We were all sorry to have had to cancel the Spring Shindig. The dry wells will be serviced shortly and you should see that in the next few weeks. The basketball court and the splash pad both have been resurfaced. And on that note the splash pad is open.

Be safe and have a great summer
Robert Hicks
rrhicks@cox.net



Splash Pad Status:
OPEN

Next Board Meeting
Thursday, August 6th
7:00 PM

Coronado meets the first Thursday of every month at RCP's office, 633 E Ray Rd Ste 122. Please attend these board meetings if you wish to give input to the board.

COVID-19 Effect on our HOA

COVID-19 has changed and disrupted all of our lives. In case you have not already heard the changes that affect our HOA we wanted to take this opportunity to remind you.

We discourage the use of the playground equipment at this time as the HOA playgrounds are not disinfected.

The CDC website states:

“Do not use playgrounds, including water playgrounds, located within local, state, or national parks.



Using playgrounds might lead to the spread of COVID-19 because:

- They are often crowded and could easily exceed recommended guidance for gatherings.
- It can be challenging to keep surfaces clean and disinfected.
- The virus can spread when young children touch contaminated equipment and then touch their hands to their eyes, nose, or mouth.”

If you have more questions or concerns regarding this please visit the CDC website at <https://www.cdc.gov/coronavirus/2019-ncov/daily-life-coping/visitors.html>.

Why have an HOA?

Many people wonder, what is the point of an HOA anyway? When living in an HOA there are shared common areas. The HOA is in charge of maintaining those common areas so that the community does not fall in disrepair. The goal of a board of directors of the HOA is to maintain and increase the property values of the community.



Another way they accomplish this goal is through the rules and regulations outlined in the CC&Rs. The HOA enforces the rules in the CC&Rs, such as keeping the front yard maintained (weed free, lawn cut, etc.), as an effort to keep the neighborhood beautiful and property values high. If you have other questions regarding the functions of an HOA please feel free to reach out to RCP.

New Homeowner Portal

RCP has recently implemented new software which has a new homeowner portal to help us connect and communicate with the HOA.

If the management company has your e-mail you would already have been sent an e-mail to get signed up on the new portal. If not, you can go to parkwoodhoa.com and click the bubble that says “Click **HERE** for homeowner portal” and click to “Request access to the portal”.

Using the portal, you can pay your bill, submit ARC Requests, and report issues that may have been seen around the community. If you

have questions regarding this change please contact RCP at (480) 813-6788.

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.



Enhanced Communication Between Homeowners & the Management Company

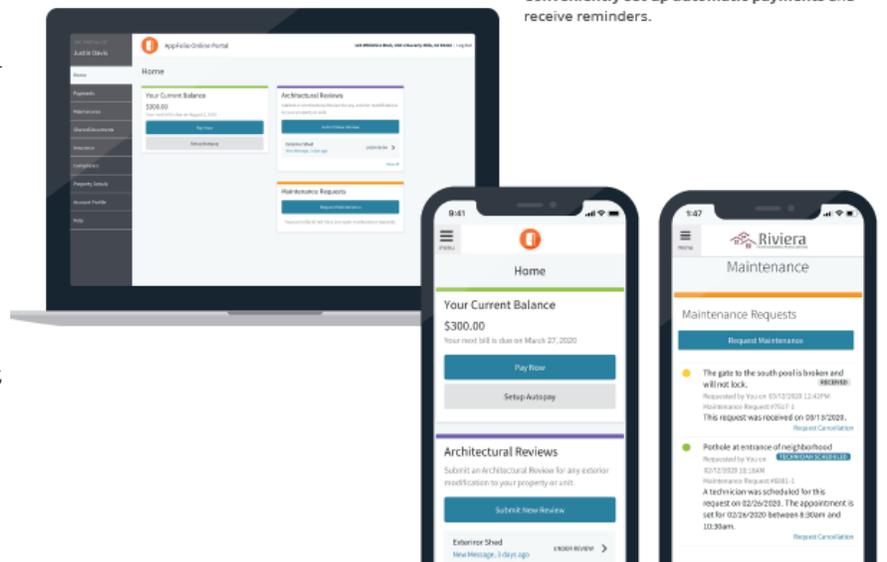
Communication Is Critical

As a homeowner, it's important for you to always be connected to your community.

AppFolio's enables your community manager with built-in text and email tools to make collaboration and keeping you informed more convenient than ever.

Key Features:

- Fully mobile functionality with online portal app.
- Receive texts and emails at no added cost for homeowners.
- Submit online requests – including maintenance and architectural requests from any device.
- Easily view shared documents through your online portal.
- Conveniently set up automatic payments and receive reminders.



Ask your HOA

In an attempt to increase communications between you and your HOA, we will answer questions about the HOA. This is not a place to appeal fines or make complaints. Rather it is a place where residents who are not clear on some of the HOA policies and why they exist can get answers. We will try to address issues that are commonly asked or misunderstood. If you have a question please send it to, ask@coronadoranch.org

Jim O'Shea,
Vice President Coronado HOA

Why are motor vehicles prohibited from the common areas and what constitutes a motor vehicle?

First a motor vehicle is a vehicle that is motorized (either GAS or ELECTRIC) and moves, or is powered, by a motor. This includes but is not limited to cars, motorcycles of any kind, golf carts, motorized scooters, ATV's (of all types) motorized bikes and motorized skateboards.

Generally, if it is propelled by a motor, it does not belong in the common area.

The "Why are they Prohibited" is primarily due to SAFETY. Unlike driving on the street where a license is required and attests to the operator's ability to operate the motorized vehicle, the HOA has no such licensing procedure. Very young children have been observed operating vehicles in common areas, obstructing sidewalks and coming very close to others in the park, at a high rate of speed.

In addition to safety there is a direct cost to all home owners resulting from damage. We have had numerous sprinkler heads damaged and grass damaged by unauthorized motor vehicles. Due to the potential danger in violating this rule, there is a \$250.00 fine per violation. Please keep our neighbors safe and keep motorized vehicles out of the common areas.

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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