



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

4th Quarter 2020

President's Message

Fellow Coronadoans,

Well last night we had a heck of a microburst and I can hear the chainsaws screaming all day cleaning up the mess left behind from the monsoon. Now that the weather is starting to break we should see more of us out and about, along with the smell of BBQ's in the evening. The Board and the management co. are getting better at virtual meetings to the point that we will probably keep them even after this COVID thing is over.

Speaking of COVID-19 the fall shindig is on hold until further notice, should it change we'll post in Facebook and do an email blast to the community. There will also be signs in the usual places. This summer has been hot and long and I am looking forward to the fall. I hope to see you out and about.

As always thanks for your time.
Thank You.

Robert Hicks
rrhicks@cox.net



Splash Pad Status:
OPEN

Next Board Meeting
Thursday, October 1st
7:00 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.

Replace Dead Plants

This Summer we have experienced record heat in the valley. As a result, many plants have struggled to stay alive. The community has a minimum plant requirement of at least five 5-gallon plants and one 15-gallon tree. If you have less than the minimum required plants, we advise you to replace those plants this Fall. During COVID-19 inspections have been more lax to accommodate financial hardships and not requiring people to go to more stores. Once regular inspections begin violations will be given to any home that does not have the minimum required number of plants. If you have questions regarding this please call RCP at 480-813-6788 or refer to your design guidelines.



Ask Your HOA

What is a violation notice? How do the fines work? How do late fees on assessments work?

If you are like me, having someone tell me something is not perfect on my property is very upsetting. “I have lived here for 19 years and I leave my garbage can out one time or the weeds get away from me and I get a NOTICE! Don’t they understand I always pay my dues on time and this is what I get for it! Who are these people who are telling me what to do?”

This is how I felt when I got a violation notice. Prior to RCP, our current management company, the notices also included a fine! Below I will explain how the violation system works and why the Board feels it is the best system to keep Coronado Ranch a great place to live and own property.

Inspections

Inspections are conducted on a regular basis, generally every 2 weeks. No one is special, even board members get notices and fines. Prior to Covid-19, the inspector would leave a “sticky note” on the door. The “sticky Note” was just a friendly reminder and is now replaced by a friendly e-mail. As you will see later there is no fine at this point.

Compliance

Unlike other HOA’s we do not fine you the first notice or the second notice. Below I will explain how the HOA seeks compliance. Let’s assume the inspector see weeds in your rocks*.

First Notice:

This friendly notice is nothing more than bringing to your attention that some weeds were spotted in your rocks. A friendly reminder to check it out and correct it. No fine, that’s it. 63% of these notices are taken care of prior to next inspection

Second Notice:

Approximately two weeks (2) later the inspector comes by and sees weeds (maybe more). You just have not had the time to spray then. As a result of the second friendly notice is generated. It asks you to remove or kill the weeds in your rocks. No fine, that is it. 94% of violations are resolved before the third notice is required.

Third Notice:

Approximately two (2) weeks later or four (4) weeks from the first notice, more weeds no action, you receive a letter and a fine. The only way the HOA has to enforce violations, is with a fine. No one likes to be fined and the HOA does not like issuing fines. In fact, as you can see it takes a month and 2 E-Mails before you are fined. This is very different from most HOA which fine on the first notice. The first fine is \$30.00 dollars in our scenario. Only 6% of violations end up with a fine.

Forth Notice:

Another two (2) weeks or approximately six (6) weeks from the first notice, more weeds and no action, the fine will increase by \$25.00 dollars. The fine will increase \$25.00 dollars for each additional observation of the same CC&R Violation until it is corrected.

*This explanation applies to this scenario

Enforcement Policy

First observation of a violation – E-Mail is sent to homeowner

Second observation of the same violation - E-Mail and letters are sent to homeowner

Third observation of the same violation - Letter sent to homeowner \$30.00 fine (minimum)

Each observation of the same violation will also carry fines until the problem is resolved. Fines begin at \$30 and increase by \$25 for each occurrence of the violation until it is resolved.

RV, Trailers, Boats & other oversized vehicles in violation - \$150 fine

If the board deems a violation is a public safety issue fines will be \$450 per week

Please call RCP if there are circumstances that prevent you from being able to meet the community rules. Please let us help you avoid unnecessary fines by communicating with us.

Late fees on assessments

Below is the you will find the Assessment Collection Policy. We would encourage you to participate in the automatic payment option available in the portal to avoid late fees. If you are having financial problems paying your quarterly assessments it is important that communicate with RCP. Payment plans can be worked out that will prevent additional penalties from being added to your account. The Board and RCP will work with you if possible, but you must communicate for us to help.

Assessment Collections Policy

| | | |
|--------------------------------|--|-----------------------------|
| 15 days after due date | Late fee assessed | \$20.00 Charged to account |
| 30 days after due date | Final Notice Sent | \$50.00 Charged to account |
| 45 days after due date | Intent to Lien Notice Sent | \$50.00 Charged to account |
| 60 days after due date | Lien Recorded | \$190.00 Charged to account |
| 75 days after due date | Intent to start legal action notice sent | \$60.00 Charged to account |
| 115 days after due date | Legal Action | |

If you have special circumstances affecting your ability to pay your assessments, please contact Renaissance Community Partners to make arrangements. Their goal is to help you meet your financial obligations to the community. They can help you avoid costly collections costs by working with them.

Appeals

Appeals are addressed by the Board at every meeting in executive session. They are heard in executive session for your privacy. The appeal may be either in writing, on an appeal form or may be in person by calling RCP and make an appointment during the executive session of the board meeting. Forms for appeal are available on the website. The board will not hear appeals if the violation has not been rectified to the Board's satisfaction.

Each year the board refunds thousands of dollars to homeowners through this process. **The Boards goal is not to collect fines but to correct violations.**

If at any time during the process you feel you are being treated unfairly, you should call the management company and discuss your concerns. Should you still have a problem, you may appeal directly to the board.

The Board is charged with the responsibility of enforcing the CC&R's to maintain the overall appearance of the community and the oversight of Coronado Ranch. Board members are all volunteers and put in countless hours for the community, we appreciate your support.

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

House Painting

Previously the board had announced that they would begin paint inspections this year, however due to financial hardships from COVID-19 the board has decided to postpone paint inspections. The board will discuss when to begin paint inspections at the meeting in January 2021.



In the meantime, we encourage residents to begin saving and paint your home prior to inspections if possible. If you have questions regarding the house painting process please visit <http://coronadoranch.org/house-painting.html>.

If you have any questions call Renaissance at 480-813-6788.

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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