



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

1st Quarter 2017

From the President

Fellow Members.

Merry Christmas! The season is upon us and the lights are glowing. This month, we drove around Coronado to see the lights and some are spectacular! Now on to the business of the HOA. We just finished our annual budget and I am happy to report we are in good shape financially speaking. Our reserve is funded and we haven't had a catastrophic event like a problem with the well in a while. Cross your fingers. The Shin-Dig went off without a hitch and the spring Shin-Dig is in the planning stage. Jim O'Shea is making these things look easy. Mostly because of the hard work he does. If you have enjoyed your time at the Shin-Dig the person most responsible is Jim. We are lucky to have him in this community and really lucky to have him on the board. The next big news is the Little Free Library project that we are launching. Three of them were on display at the Shin-Dig and rules have been worked up. So, if you are so inclined, you can put one up in your yard. Mine has already been installed. Lastly, the community has a Facebook page for general discussion and just opinions and such. This page is not an official page of the HOA, even with participation by several board members. We do sometimes hear good ideas and comments from the community. If you're not a member you should consider it. Again I say Merry Christmas!

Thanks for your time.

Robert Hicks
602.363.7411



Splash Pad Status: Closed.

Next Meeting

The next Coronado Ranch Board meeting will be at 7pm, Thursday, Jan. 5th, 2017, at Renaissance Community Partners, located at 633 E. Ray Rd. - Suite 122, Gilbert, AZ. Check the website to confirm the meeting date.

New Renaissance Community Partners Hours of Business

In order to offer more opportunities for homeowners to stop in at the office, our management company, Renaissance has decided to extend their office hours.

New Hours are as follows:
Monday – Thursday: 8AM – 5:30PM
Friday – Sunday: CLOSED
If you have any questions, feel free to contact Renaissance at (480) 813-6788.

Treasurer's Report

By Marilyn McKenzie

Through 10 months of 2016, the financials reflect Net Ordinary Income of \$49,000, which exceed budget by \$63,500. Income has exceeded budget by approximately \$21,000 for the period. This primarily being Attorney Fees Income, Demand Notice Notices and Homeowner Lawsuits-Income, totaling \$162,000 greater than the budget and by Fine Income exceeded budget by \$4,000. Total Expense for this period was \$531,000 compared to a budget of \$574,000. The budget difference of \$64,000 was primarily the result of lower than budgeted Total Administrative Expenses and Total Landscape Expenses, which were better than budget by \$19,000 and \$49,000, respectively.

Of these differences, \$5,000 to Legal and Professional Fees, \$6,000 to Bad Debt Expense, and \$1,000 to Accounting Services, along with \$21,500, was the Landscape Contingency and \$10,000 to Tree Maintenance. On the other side, Collections Costs have exceeded budget by \$19,000 year-to-date, with Attorney Fees totaling \$17,500 and exceeding budget by \$12,500. With only two months remaining, several of these differences are the result of timing and current differences may not continue through the end of 2016. Total Net Income year-to-date was a loss of \$179,000, which included \$228,200 in expenses, related to North 40 Wall and Wall Fence Painting, and Playground Equipment being recognized a Community Improvements/Use of Reserve.

For the month of October, 2016, the financials reflect Net Ordinary Income as a loss of \$7,500, which was \$17,700 better than budget. Income was better than budget by approximately \$1,100, the result of Homeowner Lawsuit-Income, recognized in October. Total Expense for the month was \$64,300 compared to a budget of \$80,900. The budget difference of \$17,700 was primarily the result of Total Administrative Costs, including Social Committee for \$10,000, and Total Landscaping Expenses. Several of these differences are the result of timing and current differences may not continue through 2016. Total Net Income for the month was a loss of \$20,000, with \$12,500 in expenses related to Community Improvements/Use of Reserve. The balance sheet continues to recognize approximately \$1 million in Cash and Reserves, basically unchanged from 2015. For the month total Accounts Receivable were \$110,800, an increase of approximately 12.6% from September. The Allowance for Bad Debts, totaling \$4,000 at the end of the month, represents 3.63% of receivables. Of the total receivables approximately 79.8% are greater than 90 days, with a year-to-average of 78.5%.

Again, based on the statements provided, I believe that the Coronado Ranch Homeowners Association is in good shape through September 2016, and I continue to thank Kevin his team for providing the financial information and assisting me in the review.

Little Free Library comes to Coronado Ranch

The Little Free Library initiative has come to Coronado Ranch with the implementation of the first few book repositories.

This movement, founded in 2009 in Hudson, Wisconsin, is designed to foster a love of reading and sense of community with each "little library." Within each uniquely-constructed and decorated box are books free to share, and appropriate for all ages. Residents are encouraged to leave a book when taking a book, and books may be returned to any Little Free Library within Coronado Ranch.

Look for the rules on building, installing and maintaining your little library at www.coronadoranch.org, and start your own Little Free Library!



See a broken sprinkler? Report it

Please report any landscape malfunctions promptly to Renaissance Community Partners at 480-813-6788.



This will help cut down on water waste and allow repairs to be made quickly.



www.facebook.com/#!/groups/45110879917

Coronado Ranch Trash Schedule

The trash schedule for Coronado Ranch recently changed. On Monday, both trash and recycling are picked up by the Town of Gilbert.

Bulk Trash is picked up during the week of the first Monday of the Month. Please do not place items out for bulk trash until the weekend before the bulk items are picked up. Also, be a good neighbor and place your items on your curb and not in their yards.



Community Update

Several community improvement projects were completed during the fall, including the repainting and resurfacing of the Splash Pad, and the installation of new drainage gates at several of the culverts in the greenbelts. Future improvements include the installation of new playground equipment and annual plant renovations.



Coronado Ranch Homeowner's Association Board

Bob HicksPresident
 Jim O'SheaVice President
 Renee JoffrionSecretary
 Marilyn McKenzieTreasurer
 Dwain LambriggerMember

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Police & Fire911
 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. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788.

Coronado Ranch Newsletter©2017