



CORONADO RANCH

Coronado Ranch Homeowners Association
First Quarter 2015 Newsletter • www.coronadoranch.org

From the President

MERRY CHRISTMAS!!

Fellow Members,

The lights are up and the community looks great it appears the Christmas spirit is in full swing. As to the community business all is well for the most part the grounds are in good shape and the finances are too. The Shindig went off without a hitch due in most part to fellow board member Jim O'Shea the rest of us helped but he runs the show. The newest addition Angelo's Italian Ice was a big hit, and will most likely return. The grass in the soccer field continues to be challenging. It wasn't over seeded to give the new grass all the time possible for a good spring transition. Expect us to start cycling the rest of the grass by skipping over seeding in the next few years. A few points of interest, BEFORE changing or adding to your property that is visible from any other property file with the design review committee. Not doing so can lead to large expenses and fines not to mention the stress of tearing down the new project. Bulk trash is the week of the first Monday in the month – read your water bill. It is the only week that trash may be placed in view. When placing trash and recycling bins out keep them off the sidewalk. It is very difficult for persons in wheelchairs to navigate around them.



Thanks for your time.

Robert Hicks

602.363.7411 • rrhicks@oilgoblin.com

Treasurer's Report

By Marilyn McKenzie Coronado Ranch Treasurer

I am presenting the October 2014 financials. We have year-to-date Net Ordinary Income of \$29,000 which is better than budgeted by \$35,000. Total Income exceeds the budget by \$45,000, primarily as a result of Fine Income, Interest, Bad Debt Recovered and Demand Notices; however Total Expenses are higher than budget primarily as the result of Administrative Expenses including Bad Debt, and Collection

Costs, but partially offset with savings in Total Landscape Expenses. Net Income including reserves is a loss of \$35,000 year to date and included \$64,000 in expenses related to community improvements.

For the month of October, Net Ordinary Income was a loss of \$11,500 which was \$26,500 thousand better than budget, the primary difference being additional Fine Income on the positive side and by the lack of Landscaping Expense for the month. On the negative

Treasurer's Report cont'd on page 3

Board Meetings

The Coronado Ranch Homeowners Association Board meets on the first Thursday of the month. All meetings are held at Renaissance Community Partners, 633 E. Ray Rd, Ste.122, in Gilbert.

Jan. 2015 - No Meeting February 5, 2015

Board Meeting/General Session -
7:00 p.m.

March 5, 2015

Board Meeting/General Session -
7:00 p.m.

Coronado's Fall Shindig a rousing success

From the petting zoo to the bounce houses to the Disney princesses doing face painting, there was something for everyone at the Fall Shindig.

Coronado Ranch residents enjoyed free hotdogs, Italian Ices by Angelo's and water and soda during the event, which also featured a DJ, pony rides, rock climbing walls and a karaoke area.

The Board would like to thank event chair and organizer Jim O'Shea for putting together another successful shindig!

The Coronado Ranch Board, top row, from left to right: Bob Hicks, Dwain Lambrigger, Jim O'Shea. Bottom row, from left to right: Renee Jofforin and Marilyn McKenzie.



Treasurer's Report

from page 1

side we did have \$5,000 in Bad Debt Expense during the month compared to a budgeted \$2,500. There was \$28,000 in Community Improvements Net Income for the month of October, resulting in Net Income Loss of \$40,000.

The Balance sheet continues to recognize over \$1 million dollars in Cash and Reserves, basically unchanged from the first of the

year. Total Accounts Receivable increased approximately 11.7% from September while the Allowance for Bad Debts remained unchanged at \$48,000 and represents 31% of receivables. Of the receivables, approximately 79% is greater than 90 days, which is



fairly consistent with previous months.

Again, based on the statements provided; I believe the Coronado Ranch Homeowners Association is in good shape through October 2014 and I continue to thank Kevin Bishop and Renaissance Community Partners for providing the financial information and assisting me in the review.

Gilbert PD offers tips for preventing break-ins

Over the past several weeks, residents have reported numerous break-ins and suspicious persons in Coronado Ranch. Last year, in Gilbert alone, one in 85 people were the victim of a burglary, and many thieves often case a home for weeks to determine a pattern of behavior. In an effort to keep residents safe, the Gilbert Police Department recommends the "Lock Out" program.

This program is designed to assist homeowners in identifying home security deficiencies by offering a free home security inspection. This inspection is performed at your home at a time and date convenient for you, by uniformed Gilbert Police Officer or Crime Prevention Specialist.

LOCK 'em OUT means:
L= Locks/Latches
O = Outdoor Lighting



C = Clearly Visible House Numbers
K = Keep Garage Door Closed
E= Entry Peep Viewers
M= Metal/Solid or Security

Screen Doors

O= Operation Identification
U= Use of Security Bar for Acardia Door
T= Timers for Interior Lights/Radio

Homeowners can take advantage of this free program by calling 480-503-6527 to schedule an appointment. This free home security inspection will give you the opportunity to:

- Learn about security weaknesses in your home from a specialist in the field;
- Give you simple, low-cost recommendations on devices and/or methods that can be used to better secure your home.

The Gilbert Police Department wants to help residents reduce the chance they will become a victim of crime. For more information, check out tips at <http://www.gilbertaz.gov/departments/police/forms-documents>.

Splash Pad closed for the season

The Coronado Ranch Splash Pad is closed for the season for maintenance and upkeep. Look for the open signs when the weather is warmer this Spring, or visit www.coronadoranch.org for the open status of the Splash Pad.



Coronado Ranch Homeowners Association Board

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

Coronado Ranch
 Property Manager
 Renaissance Community Partners
 480-813-6788
 633 E. Ray Rd. • Suite 122
 Gilbert, AZ 85296

Important Phone Numbers

- 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. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788.
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PayLease online payment processing available to Coronado residents in January

Starting January 1, 2015, homeowners paying online via the Association website will be using PayLease. This new service has many benefits to residents and the association, including:

- Viewing your account balance before paying
- Making online payments via credit card or electronic check
- Setting up automatic payments for assessments, eliminating potential late fees
- One-time setup and lower handling fees
- PayLease Call Center for support and phone payments

• Viewing PayLease payment history

Here's how to get started:

- Please visit www.coronadoranch.org on January 1st for instructions on how to register.
- Click on "Payments"
- Once registered, you can process a one-time payment and/or set up an AutoPay

Homeowners with questions about their current balance should contact the management company, Renaissance Community Partners. For questions or support from PayLease can visit <https://pay-leaseresidents.uservoice.com/> or call (866) 729-5327.

Bulk Trash Pickup

Visit www.gilbertaz.gov/pw/maps.cfm for new bulk trash pickup schedule



Join us on Facebook!
<http://www.facebook.com/#!/groups/45110879917>

Trash/Recycle Schedule

- Monday Blue Barrel
- Friday Black Barrel

