



# San Tan Ranch HOMEOWNERS ASSOCIATION

SECOND QUARTER

NEWSLETTER

## The President's Message

On May 8, 2008 at the Board Meeting of the San Tan Ranch HOA, I had the honor of being elected your President for 2008.

I bring to this position over forty five years in Law Enforcement and Military service, which will allow me the needed experiences to complete the mission this new Board has decided to take.

We, as your new Board, have decided to be a proactive, rather than reactive Board, working for all the Homeowners in San Tan Ranch and their needs.

The economic hard times our nation, our state and our own lives are going through affect us every day. We can not let our neighborhood and homes become signs of these hard times. Our new Board is looking for ways to save on expenses, better provide services to the entire San Tan Ranch area and help solve your needs and concerns. The Board extends an invitation for all Homeowners to attend our meetings and become involved in the future of the San Tan Ranch.

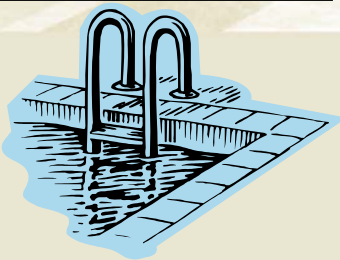
Please feel free to contact me and any members of your Board, Vision Management, and the Gilbert Police with any of your needs and concerns. The Board has begun face to face meetings with the Gilbert Police Department to become proactively involved in stopping crime and damages being done in our area and continue to make this a great place to live.

Respectfully,

**David A. Keller**

## POOL DRAINING

The Town of Gilbert does not have a permitting process for swimming pool discharge. However, you still need to obtain approval by calling the Town of Gilbert Wastewater Section at (480) 503-6400. When calling, you will need to leave your name, address, telephone number, the date you plan on discharging, and the date you plan on refilling your pool (in addition to calling, if



you are refilling your pool between the months of January-March please submit information in writing to Town of Gilbert Utilities Department, 50 E Civic Center Dr, Gilbert AZ 85296 so that your sewer charge rate can be adjusted accordingly). You will also be asked a couple questions regarding the area in which you live. This information will enable the Wastewater Section personnel to provide you with the proper guidance for draining your swimming pool.

<http://www.ci.gilbert.az.us/pw/pool-draining.cfm>

## 2008 Board Meeting Schedule

Meetings are held every 2nd Thursday of the month at 6:30 PM. Attending board meetings is a great way to get involved in the community. Hope to see you all there!

**Location:**

**San Tan Elementary  
3443 E Calistoga Dr.  
Gilbert, AZ 85297**

## UPCOMING MEETING DATES

**June 12**

**July 10**

**August 14**

## BOARD OF DIRECTOR OPENINGS

Currently there are 2 vacancies on the Board of Directors. If you are interested in volunteering your time please contact Hannah Jones at 480-759-4945 x 1143 for a Candidate Application. You may also request an application by emailing

[santanranch@wearevision.com](mailto:santanranch@wearevision.com).



**It's your community, get involved!**

**Did you know?  
The Town of Gilbert was incorporated on  
July 6, 1920**

## FRONT YARD MAINTENANCE

A common complaint that the Association's management office has been receiving is the poor appearance of vacant homes. This is a great concern throughout the Valley of the Sun and given the status of our economy is not a problem that will be going away overnight.



The San Tan Ranch Board of Directors is taking an active role in curtailing this issue. The Association is exercising the right of *self-help* as outlined by the Association's governing documents (CC&R's 10.4). *Self-help* is used when a property owner fails to take action and violation letters go unanswered. The Association cleans the property and all costs incurred are charged back to the Owner's account. This practice is only used on the most extreme cases, or when a violation poses a threat to the safety and health of neighboring properties. If you have any questions regarding *self-help* please contact VISION Community Management. (*Self-help* is not considered an actionable trespass).

### Bulk pick-up dates for the remainder of the year are:

Bulk Trash Pick-up for our community occurs the **week of the First Monday of each month.**

June 2 – June 6

July 7 – July 11

August 4 – August 8

September 1 – September 5

October 6 – October 10

November 3 – November 7

December 1 – December 5

**Have your Bulk Trash out the weekend immediately before your collection week. Questions? Call the Town of Gilbert's Solid Waste/Bulk Trash division at (480) 503-6400.**

## SUMMER'S HERE!

### Here are some water saving tips

**-Save 750-1,500 gallons per month.** Water your lawn only when it needs it. Step on your grass. If it springs back, when you lift your foot, it doesn't need water. So set your sprinklers for more days in between watering. Better yet, especially in times of drought, water with a hose. And best of all, convert your lawn to native plants.

**-Save 20 gallons per day per leak..** Fix leaky faucets and plumbing joints.

**-Save 150 gallons.** Don't run the hose while washing your car. Use a bucket of water and a quick hose rinse at the end. For a two-car family that's **up to 1,200 gallons** a month

**-Save 500 to 800 gallons per month.** Install water-saving shower heads or flow restrictors.

**-Save 300 to 800 gallons per month.** Run only full loads in the washing machine and dishwasher.

### Visit Your Community Online!!!

Go to [www.wearevision.com](http://www.wearevision.com), click on **Communities** and then on **San Tan Ranch**

You can look at all the community documents and even access online bill pay! convenience!



## VISION

Community Management

### Mailing Address

**3941 E. Chandler Blvd., #106-117  
Phoenix, AZ 85048**

**Phone: 480.759.4945**

**Fax: 480.759.8683**

**Email: [santanranch@wearevision.com](mailto:santanranch@wearevision.com)**

**Community Manager– Brian Quillen  
Community Administrator– Hannah Jones  
Community Accountant– Cindy Castillo**