

San Tan RANCH

NOVEMBER 2007

Homeowners Association

VISION COMMUNITY MANAGEMENT

BOARD OF DIRECTORS

The Association would like to welcome Kristine Nau and David Keller to the 2007-2008 Board of Directors.

Currently there are two (2) vacancies on the Board of Directors. If you would like to join the Board of Directors please contact Vision Community Management and ask for a Board Candidate Application or you may download one at www.wearevision.com.

The Association would like to thank Susan Enerson, Dave Pacely, and Holly Olmstead for their hard work, commitment, and participation as Board Members.

The next meeting will be held on January 10, 2008 at 6:30 pm in the Higley High School Library

Landscaping Corner

If you notice a broken sprinkler head or water leak in the Common Areas you may contact Vision Community Management at 480-759-4945. Please have the closest address ready, information will be forwarded onto the community's landscapers.

A plant growing where you don't want it to - this is a working definition of a weed. Weed seeds arrive in your yard either by wind or carried in by birds. There are two basic groups of weeds, those that are grasses and those that are broadleaf and they can be classified as annuals or perennials.

In gravel areas both annual and perennial weeds can be controlled with the application of a **post-emergent** herbicide.

Pre-emergents work very well in preventing weed seeds from sprouting and work best in gravel areas.

More landscaping tips can be found by visiting:
<http://www.gilbertaz.gov/water/landscapetips.cfm>

Community Managers Corner

By Brian Quillen

Whew! We made it through another summer, and now is the time to enjoy the real reason we live for in Arizona; the winter! San Tan Ranch has been busy as usual doing things to keep the common areas looking as good as they can be. Here are some things that have been done:

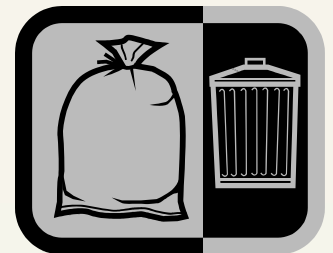
-Granite replacement has started on Pecos & Germann Roads. This project will continue through early next year.

-Common Area walls were painted in the Fall.

As the Community Manager, I am on the property multiple times a week. I am looking for any common area maintenance issues, compliance issues, and making sure your investment is protected. It is always appreciated when your extra set of eyes brings an association matter to my attention. I have met many wonderful homeowners and would like to meet more. I encourage all homeowners to attend at least one of your monthly Board of Directors Meetings. It's your community, get involved! Hope to see you there.

Bulk Trash Reminder

Bulk trash pick-up for the San Tan Ranch Homeowner's Association is scheduled for the week of the first Monday of the month.



Bulk items must be placed out the weekend IMMEDIATELY before collection week. If your bulk items are out too early you will receive a violation notice from the Association

San Tan Ranch Financial Information

-PAYMENT COUPONS-

Coupons for the 2008 year will be mailed to you in December, if you have not received your coupon book by early January, please contact Vision Community Management.

You can still send in your payment without a coupon, but please be sure to note your Lot# on the check.

Balance Sheet Summary as of October 31, 2007

ASSETS	
OPERATING CHECKING	\$ 34,555.85
RESERVE SAVINGS	\$ 46,651.54
CD - #2827	\$110,897.83
CD - #4368	\$ 51,865.85
TOTAL ASSETS	\$243,971.07
LIABILITIES & EQUITY	
PREPAID ASSESSMENTS	\$ 11,321.55
RESERVES	\$152,429.98
CURRENT YEAR NET INCOME (LOSS)	\$ 80,219.54
TOTAL LIABILITIES & EQUITY	\$243,971.07



Our Halloween Carnival was loads of fun despite the 95 degree heat. The kids had a blast while they jumped, ate, played games and made new friends. Thank you to the wonderful volunteers that made this day possible: KeriAnn Chamberlain, Mercedes Guzman, Robin Thayer, Holly Olmstead and Maricel Gritzmacher. Also a big thank you to Victoria Lawrence for donating the pumpkins the kids got to decorate! Make sure to check out the HOA website for pictures of the event.

SNOW?! In San Tan Ranch?! Join the fun Saturday, December 1st from 9am to noon. We will have 30 tons of snow fall in the park, as well as a visit from Santa Claus. Bring your wallets to shop from our local vendors. Food, drinks and goodies will also be sold.

If you are interested in selling your wares or advertising your services, please email santansocial@yahoo.com ASAP. We have several spots still available.

VISIT SAN TAN RANCH

Your community's documents and even online bill pay are available on line at www.wearevision.com. Just click on **Communities**, then on **San Tan Ranch**. You can also visit www.santanranch.org.



Your Community Management Team

Community Manager: *Brian Quillen*

Community Administrator: *Hannah Jones*

Community Accountant: *Myranda Chavez*

All members of the San Tan Ranch team can be reached at 480-759-4945, or by emailing santanranch@wearevision.com.

If you have a topic or article for the next community newsletter please email your topic/article to santanranch@wearevision.com. Material will be reviewed for appropriateness.