

RAVEN RANCH

SUMMER 2018

Circulation 199

Your Board of Directors ~



- Jack Paulk ~ President
- Andy Compise ~ Vice President
- Mitch White ~ Secretary/Treasurer
- John Dermer ~ Arch Committee
- Mike O'Loughlin ~ Arch Committee
- Greg Butler ~ Member at Large

NEXT BOARD MEETING
MONDAY, JULY 23RD, 7:00 p.m.
 Heywood Management Offices located at:
 42 S. Hamilton Place #101, Gilbert, AZ 85233

New Property Manager ~ Richard Calderon is our new Property Manager. Richard's experience with HOA's includes serving as the board president for the HOA he lives in for the past 20+ years. Richard's unique perspective on how a board contributes to the smooth operation of the HOA makes for a seamless transition into working with the Raven Ranch Board of Directors.

Don't be the last to know! Raven Ranch residents can now stay informed with up-to-the-minute community news and events by subscribing on our community website.

www.ravenranchhoa.org, gives residents information about what is going on in the community and is the official HOA website. The site is a repository on announcements, events, newsletters, HOA documents, etc.

You Decide! Do you want to be notified on current events daily, immediate or a weekly summary? We put the control in your hands.



Subscription

PERSONAL INFORMATION

First name... Last name...

Email...

+1

SEND ME SMS UPDATES

PROPERTY INFO

Address... Unit #...

Owner

SUBSCRIPTION INFO

Daily

CANCEL SAVE



THE SPEED LIMIT ON THE ASSOCIATION STREETS IS 25 MPH. PLEASE DRIVE CAREFULLY AND BE MINDFUL OF CHILDREN AT PLAY.



HEYWOOD
 COMMUNITY MANAGEMENT

Our Management Team

Heywood Community Management
 42 South Hamilton Place, Suite 101,
 Gilbert, AZ 85233
 480-820-1519

Richard Calderon, Property Manager ~
 richard@heywoodmanagement.com
 Carmel Schandle, Administrative Services
 carmel@heywoodmanagement.com

Covenants Corner ~

Rules and Regulations Page 4 General Rules #22

In Raven Ranch, the hardscape borders (the physical border separating the common areas from individual owner lots) are made of extruded concrete that is at least 6" wide. This is the most common border between homeowner lot boundaries where granite color/type/size differ. Where granite color/type/size do not differ, no border is needed. Extruded concrete borders matching the common area material will be automatically approved and only the location and color of the border will need prior approval. Other acceptable hardscape borders between lots can be made of pavers and bricks, as long as they are 4" in width. If bricks are used, they must be firmly laid on a level concrete mortar base and mortar must be placed in the joints between each of the bricks laid. If pavers are used, they must be set on a firm level foundation and the joints must be sanded and sealed. River rocks of any size are not acceptable as lot boundary borders. Borders higher than six inches from ground level in front areas of the home are not permitted. Adjoining lots, where both are turf all along the lot boundary line, do not require a border. Adjoining lots, where one is turf and the other is granite along the boundary line, do require a hardscape border. The lot owners will have to cooperate and coordinate with each other on the type and material of any border. The expense for a hardscape border is typically shared equally between the lot owners, in most circumstances. Changes to any front yard must be approved, in writing, by the Association prior to the commencement of the work.

Name our Newsletter Contest

Help us name our newsletter! We need a catchy name for our newsletter and we are looking to you for help. Our newsletter is a tool we use to communicate with the community on, upcoming events, prevention information, thanks and much, much more. This newsletter belongs to you--and we want your help in naming it!

Please email your ideas to: lily@lilyprints.net Please submit by July 31st for consideration. Winner will be recognized in our next newsletter publication as well as receive a \$25 gift card to a local restaurant! Get your entries in now!

Neighborhood Sales ~ 2018

On behalf of the Raven Ranch Board of Directors, we would like to officially welcome you to the Raven Ranch neighborhood. We are pleased that you have chosen to call Raven Ranch home!

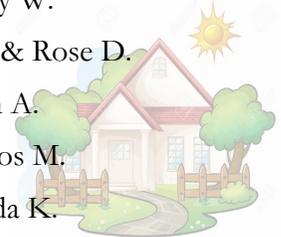
1000 S. Pueblo St. Henry W.

1154 S. Oak St. John & Rose D.

904 S. Oak St. Leigh A.

870 S. Pueblo St. Marcos M.

978 S. Oak St. Wanda K.



Top 4 Summer Violations ~

Palm Tree Trimming ~ As a friendly reminder, the best time to trim your palm trees is mid-June to mid-July, after the tree has bloomed.

Weeds/Irrigation ~ Many lawns in the community are being overgrown with weeds. Please consider applying a lawn fertilizer such as Scotts Turf Builder Weed & Feed to kill dandelions and other major lawn weeds. This feeds your lawn while killing weeds. Please stay proactive on weeds and grass that may grow in the granite/rock areas of your yards, as well. Additionally, please adjust your irrigation systems to ensure you lawn and plants are getting enough water, as the summer heats up. This will help them thrive and look beautiful!

Trash Cans & Bulk Trash ~ Trash and Recycle Containers shall not be visible from neighboring property or the street no earlier than 5:00 p.m. the day before pickup. Bulk trash pickup is to be placed out no earlier than the Saturday before the scheduled pickup date. For questions or schedules, please call the Town of Gilbert at 480.503.6400.

Vehicles: Except with the prior approval of the Architectural Committee, no mobile home, motor home, trailer, truck with a capacity of three-quarter tons or more, camper, boat or any other type of recreational vehicle shall be kept, placed, maintained, constructed, reconstructed or repaired within the project, nor shall any of such named vehicles be permitted to park on or adjacent to an owner's lot for more than 48 hours in any 7 day period.

Architectural Controls Approval Ensures Conformity and Promotes Property Values ~

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact our Association Manager.

Browse our HOA Color Archive to find the approved colors for your home by visiting Sherwin Williams at: www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/gilbert/az/raven-ranch/

You may obtain an Architectural Request Form at your community website: www.ravenranchhoa.org under the "documents" section.

THE PAINTERS

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Some of what we offer:

- *Interior/Exterior
- *Residential Commercial
- *Stucco/Drywall Repair
- *Power Washing
- *Custom Staining and Glazing
- *Cabinet Refinishing
- *Color Matching and Color Consultation
- *HOA Assistance with Color Approval.



**For Raven Ranch Residents.
Contact us for information on other
homes we've done in your
neighborhood!**

Licensed, Bonded & Insured

ROC ~ 212862

**Monthly Assessment Due Date: Your assessment fee is due the 1st day of each month.
Assessment Late Fees: A late fee of \$15.00 is assessed if your payment is not received by the 30th of the month the assessment is due.**

Helpful Reminders ~

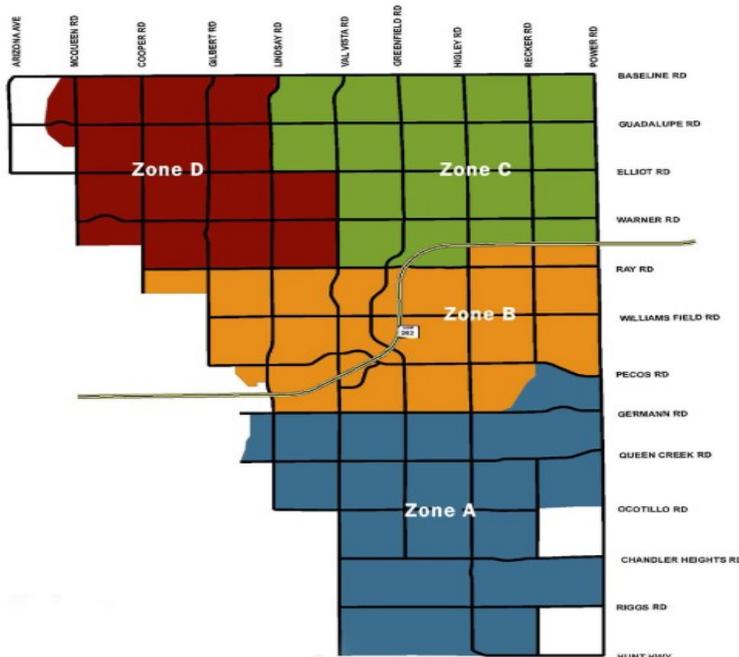
* Maintain an attractive lawn and landscaping. Take steps to remove weeds from your property and your yard mowed. Keep shrubs and bushes neatly trimmed, avoiding any obstruction of sidewalks. Any landscaping on corner lots should be maintained to ensure traffic visibility.

*Light pole out on your street? You can put in a request for repair with the town of Gilbert at www.srpnet.com/service/home/secure/StreetLightOutage/Default.aspx

* RV's /Trailers/Boats are NOT prohibited in the community unless loading and unloading (maximum of 48 hours per the City of Gilbert). Storage of these items behind your double gate is allowable ONLY if not seen above your block wall.

* Bulk Trash pick up is a monthly service for items that are too large to fit in your trash container. Raven Ranch is in Zone D. Below is a map and schedule for the remainder of the year. General guidelines for placing your bulk items are as follows:

- Bulk trash piles may not be larger than 10 feet long by 5 feet wide by 5 feet high
- **Place all items:**
 - * On the **front edge of your property** near the sidewalk (or curb if no sidewalk exists) to avoid hazards to pedestrians and vehicles
 - * A **minimum of 5 feet** away from any obstacles including fences, electrical boxes, cable boxes, mail boxes, light poles, water meters, trash/recycle containers and landscape
 - * Out for pick up no earlier than the **Saturday prior to your collection week and no later than 5:00 a.m. on Monday** of your collection week



Zone D

Trash & Recycling: Friday

Bulk Trash: Pick up week starts the 4th Monday of each month. Items must be out by 5:00 AM on Monday. Pick up may occur any day of your collection week. Bulk trash must be placed out only on the following weekends:

Month	Sat/Sun	Year
April	21 - 22	2018
May	26 - 27	2018
June	23 - 24	2018
July	21 - 22	2018
August	25 - 26	2018
September	22 - 23	2018
October	20 - 21	2018
November	24 - 25	2018
December	22 - 23	2018



ATTENTION ~ HOMEOWNERS, SMALL AND LARGE BUSINESSES! ADVERTISING THE "HOA" WAY!

Place an ad in our East Valley HOA Newsletters and reach 1,000's of readers at the fraction of the cost of a postage stamp! Lily Prints' circulation of HOA newsletters continues to grow month to month! Our growth gives you more opportunity to gain new customers. Your customer base will grow beyond the distribution base when satisfied homeowners recommend your services to family and friends! **Email us at lily@lilyprints.net for details and pricing.**