

# SILVERSTONE RANCH

COMMUNITY NEWSLETTER

JANUARY 2020

## Silverstone Ranch Approaches its 25th Birthday!

Silverstone Ranch was incorporated on August 11, 1995, and in many ways, the years have been incredibly generous to our community. Conveniently located in the heart of Gilbert, AZ, our hometown is consistently ranked as one of the safest, fastest growing, and best places to live in Arizona as well as the United States, and our residents are rarely at a loss to find something to do. In 1995, we were surrounded by miles of farmland. Today, we can easily walk three nearby grocery stores, pick up DIY supplies across the street at Home Depot, grab a quick bite to eat in the Heritage District, and shop or catch a movie at the Santan Village Mall. If we feel like heading out of town, the Santan Freeway, completed in 2006, connects Gilbert to Chandler and Mesa, and the new Phoenix-Mesa Gateway Airport is just 15 minutes away.

But age can also be cruel. Almost 25 years of weather, use, and wear and tear have taken a toll on our common walls, monuments, trees, and landscaping. Much of the last two years has been spent assessing, evaluating, and preparing to implement repairs and renovation. During 2020, we're looking forward to a busy year of reconstruction for both safety and aesthetic reasons, including repairing and repainting the common block walls throughout the subdivision; installing new concrete curbing around both greenbelts / turf retention basins; and repairing and renovating the tower at the Val Vista Entrance, including re-installing the newly restored, original Silverstone Ranch lantern.

The 2020 operating budget includes funding for an on-site Reserve Study, plans to repair and repaint the faded monument signs at both entrances, and replacements for trees, shrubs and groundcovers throughout the community.

As Silverstone Ranch turns 25, these projects will serve to reinforce our community's reputation one of the premier equestrian communities in the East Valley for years to come.

**FUN FACT:** *There are 134 in Silverstone Ranch. As of 1/1/2020, 25%, or 33, of these homes are still owned by their original owners.*

## Winter Ryegrass Overseeding

Annual ryegrass overseeding was suspended in 2019, (1) to allow the Bermuda grass to naturally go dormant and 'rest' for several months and (2) make way for a few important maintenance and renovation activities. Winter is the best time to trim tree roots, so this timing allows the arborists and landscapers to identify, trim and dig out the mature tree roots encroaching on and damaging our turf landscape edging. After the roots are trimmed, over 2,000 linear feet of brick edging will be removed and replaced with new, more durable extruded concrete curbing. Then, the drywells will be inspected and serviced as needed to improve drainage and amendments will be applied to get the right nutrients into the soil.

This period of dormancy allows the bermudagrass extra time to strengthen its root system, which is sorely needed after 20+ years of continuous overseeding and normal wear and tear. This summer, our grass should come back looking better, stronger and greener than ever.

## 2019 Christmas Light Success!

A big shout out to the eleven homeowners who volunteered to plan, donate, repair, install, maintain, and remove the Christmas light display. The team was rained out twice and still rallied to get every palm light back online by Christmas Eve. Thank you for your creativity and tenacity! Looking forward to 2020!!



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## — In Case You Haven't Heard— No More Coupon Books

As of Jan 1, 2020, the HOA is required to provide each homeowner a statement of account *in lieu of a coupon book*.

This new state law (A.R.S. 33-1807 (L)) requires that each member be sent a statement and does not allow members to "opt-out" from statements. However, homeowners may request electronic statements.

If you need any assistance setting up e-statements on your account, please call customer support at (480) 759-4945 or email [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com).

## Don't be in the Dark

The Association communicates with owners in various ways, so it's important that we have your correct contact information. Be sure to provide an updated mailing address, email and phone number to Vision Community Management at (480) 759-4945 or via email at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com), so you aren't left out of important notices and updates!

## Next Board Meeting: January 22, 2020

Mesquite Elementary School Library  
1000 E Mesquite @ 6:30 PM

All homeowners are welcome and encouraged to attend!

An executive session will be held prior to the open session. The executive session shall be a closed meeting pursuant to ARS §33-1248 / §33-1804 (A)(3) and (5).