

# Silverstone Ranch

EQUESTRIAN COMMUNITY

[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)

November 2021 - Vol III, Issue 10

## How to Maintain a Ryegrass Winter Lawn

Overseeding bermudagrass with a cool-season grass provides a yearlong green lawn. If you choose to overseed your lawn this fall with rye grass, follow the [Town of Gilbert's Guide](#) for a healthy winter lawn.

**Overseeded winter lawns require less water than summer lawns.** After the rye has sprouted, gradually increase irrigation run time (# minutes) and decrease the frequency (# days) on your irrigation clock. Once established, depending on the weather, winter rye grass can be watered:

- Every 3 days in October
- Every 10 days in November
- Every 14 days in December & January
- Every 10 days in February
- Every 7 days in March

**Cycle and Soak.** Prevent water from running off onto the sidewalk and streets by setting multiple start times on your irrigation clock. For example, on the days you irrigate, try breaking up the total minutes needed into three watering "sessions" and run each session one hour apart.

**Stagger your starts.** Many homeowners will select start times on the hour. You can help reduce peak demand at Gilbert's water treatment plants by setting start times on the half hour mark. For example, a 15 minute "cycle and soak" schedule might turn the water on for 5 minutes at 10:30 AM, 5 minutes at 12:30 PM, and 5 minutes at 2:30 PM.

**First Mowing.** Ryegrass should be first mowed when it approaches 3 inches tall. A rotary mower can be set to mow at 2¼ to 2¾ inches. Grass should be dry when mowed and the mower's blades should be sharp.

**Fertilizer.** At 2 weeks after seedling emergence, fertilize the lawn with a high phosphate fertilizer, i.e., ammonium phosphate (16-20-0) at a rate of 5lb per 1000 sq ft of lawn. Always water after applying fertilizer.

**Pre-emergent weed control.** To prevent winter weeds in your rye grass, apply a pre-emergent 6- 8 weeks after overseeding.

**For more information.** For a deeper dive into winter overseeding, check out these two resources from the University of Arizona:

1. [Overseeding Winter Grasses into Bermudagrass Turf](#)
2. [Overseeding for Year Round Turfgrass](#)

## Semi-Annual Assessment Reminder

As a friendly reminder, the Silverstone Ranch Association semi-annual assessment is due every January 1st and July 1st. **For 2022, the semi-annual assessment amount is \$660.** Courtesy statements will be mailed the last week of November. Members should begin receiving statements the first week or two of December. *However, please be advised that the assessment amount due is a contractual responsibility regardless of whether or not you receive a statement.*

**Monthly payment plans are available upon request.** To sign up for a payment plan, call Management at (480) 759-4945 or email [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com). ★★

## Stable Maintenance Progress Update

Over the last two years, the Association has completed over \$50,000 of deferred maintenance on the Stable and Equestrian Trail:

- **Stable Tile Roof R&R:** Roof leaks were repaired, damaged fascia and decking replaced, new underlayment installed, 10-year workmanship warranty; cost \$16,700.
- **Stable Repaint:** Barn repainted inside and out, including previously painted railings on all turnouts, post caps, exterior of the feed storage shed and dumpster enclosure walls; cost \$8,200.
- **Stables Dumpster Enclosure:** Dumpster enclosure gates to be repaired, painted, new pickets installed; cost \$1,200.
- **Equestrian Trail:** The trail is covered with 445 tons of granite. It currently costs more than \$35,000 to replenish the entire trail every 8 years. The trail was partially replenished during 2020; cost \$26,000.

*If you have any questions or suggestions regarding any of these projects, email us at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com). ★★*

## Community Stable's 2022 Budget

At the 2007 Annual Meeting, Members voted to improve visibility into the operating expenses and reserve expenditures for the Community Stable. Accordingly, the Association's 2022 Budget includes line items for the Stable's utilities, fly control system, barn insurance, and reserve contributions. Members must complete a [Stable Agreement](#) to exclusively occupy up to two (2) stalls. **The stall fee is \$125/month per stall** plus a \$200 refundable cleaning deposit. ★★



## SILVERSTONE RANCH ASSOCIATION

### BOARD MEMBERS

Greg Klick, President  
Cheryl Brown, Vice President  
Eva Kuo, Treasurer  
Gretchen Carlson, Secretary  
Linda O'Donnall, Director/ARC Chair

### COMMUNITY MANAGER

Jocelyn Hooley, CAAM, CMCA  
[silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com)

### COMMUNITY WEBSITE

[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)



### \*\*\* PEST CONTROL NOTICE \*\*\*

Pest & Mosquito Control in Common Areas are performed by  
**Carter Weed & Pest Control**  
On the **1st Friday** of each month  
**Next Service Date: Fri, Nov 12, 2021**

### \*\*\* NEXT BOARD MEETING \*\*\*

**Wednesday, December 8, 2021**  
**at 6:30pm**

To sign in visit [www.zoom.us/join](http://www.zoom.us/join)  
Meeting ID and Password available at  
[www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org)

The Board of Directors typically meets on the **4th Wednesday** of each month.  
Open Session begins at 6:30 pm.

Meetings will be recorded by the Board.

An Executive Session will be held prior to the Open Session. The Executive Session is a closed meeting pursuant to Arizona Revised Statutes §33-1248/§33-1804 (A)(3) & (5).