

# Silverstone Ranch

EQUESTRIAN COMMUNITY

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

October 2022 - Vol IV, Issue 10

**Assessment Increased to \$726 Semi-annually, Effective Jan. 1**  
Assessments will increase next year to **\$726 semi-annually**, or \$121 per month, effective Jan. 1, 2023. Assessments are due on Jan. 1, 2023, and Jul. 1, 2023. January statements, including the 2023 Operating Budget, will be mailed to homeowners during the last week of November.

**Operating Expenses:** This year's unprecedented inflation in utilities, fuel, services, and materials are forecasted to impact the Association's operating expenses next year as contracts are renewed. **Service contracts:** Landscaping and arbor contracts forecasted to increase by over 10%, or \$7,325 annually; professional services including management fees, website, and Annual Meeting expenses to increase by 24%, or \$2,400 annually; and insurance premiums are forecasted to increase by 13.5% in March, or \$1,530 annually. **Utilities:** In April 2022, Gilbert increased [commercial water utility rates and meter fees](#) by 30% and 35%, and has announced plans to increase [sewer rates and fees](#) in 2023.

**Stall Assessment:** On Jan. 1, 2023, the Stall Assessment will increase by \$25 per month to \$150/stall per month. Stall Assessments are collected from residents who elect to keep a horse in a designated private stall in the Stables in accordance with the Stable Agreement. This is a benefitted assessment used only to defray the utilities, fly spray, and other variable costs of operating the Stables.

**Reserves:** While the Association remains on a solid financial footing, inflation has also impacted the Reserves. The assessment increase is needed to prevent future funding shortfalls and will be used to sustain and enhance the community for the benefit of all residents.

**The Board welcomes your feedback.** Our monthly meetings are open to all Members. The Board is responsible for the professional management and protection of the community's financial and Common Area assets. The volunteer members who serve the Association are passionate about consistent operations, transparent finances, open communication, and beautiful year-round landscaping designed to deliver value for current and future homeowners and their families. ★★

**Community Standards Update: Stables Dumpster will be Locked**  
**The manure dumpster at Stables will be locked effective November 1.** Members and residents are kindly requested not to use the manure dumpster at the Stables to dispose of their bulk trash. Gilbert offers a [Bulk Trash Pickup Service](#) every five weeks for items that are too large to fit in your regular black trash can. **For special situations**, please email Management to make arrangements to discard small items in the dumpster.

**Do not allow your contractors or service providers to discard construction materials** or other items in the manure dumpster or its enclosure.

**The Town of Gilbert also offers special bulk pick-ups to residents for a fee.** Special pickups should be scheduled and confirmed before bulk trash is set out on the curb. Call (480) 503-6400 to arrange a special pick-up and then email Management with your confirmation number and pick-up date. ★★

**'Tis the Season for Decorating**  
**It's that time of year** when Silverstone Ranch comes alive with **festive décor and colorful lighting** to celebrate fall and the holidays ahead. Holiday lighting and decorations may be displayed from October 1-January 15. Remember, the earlier you start, the longer you will have to sit back and enjoy the festive fruits of your labor. So start unpacking those storage boxes and get creative! ★★

**Parking Reminder**  
**With the holidays upon us**, it is important to be mindful of street parking. Please instruct your service providers and contractors to park with the flow of traffic and avoid parking in cul-de-sacs. **To allow for emergency vehicle access**, parking is prohibited in any area that would restrict traffic to less than one full lane. Overnight on-street parking is permitted with prior approval. However, parking on sidewalks, in front of driveways or alleyways, and blocking mailboxes or trash cans is not permitted. **For special situations** or large parties, please email Management in advance for assistance and coordination. ★★



SILVERSTONE RANCH ASSOCIATION

**BOARD MEMBERS**

Greg Klick, President  
Linda O'Donnal, Vice President/ARC Chair  
Eva Kuo, Treasurer  
Gretchen Carlson, Secretary  
Elise Gould, Director/Stable Liaison

**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 Thursday** of each month  
**Next Service Date: Nov. 4, 2022**

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

**Wednesday, Oct 26, 2022**  
**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).