



San Tan Ranch

July 2024



Recreational Vehicle Parking Guidelines

As you gear up to start preparing for your summer vacation, please take a moment to review the community's guidelines on RV parking:

Trailers, boats and RV's are only allowed in view for loading and unloading purposes.

They cannot be stored in on your driveway or on the street. Please be a courteous neighbor and store these vehicles out of view.

If you need to load or unload your trailer, RV, boat, etc. for more than 24 hours you will need to contact Vision Community Management to receive approval or a violation letter may be sent out.

Email: SanTanRanch@WeAreVision.com



Community Updates



We have currently started the reduction on the turf project at the basketball park. If you visit that park, you will notice the grass is dead. We have now burned the turf off to get ready for the next phase of the project which is to remove the turf. We will be converting that area to granite and it will include plants and trees with curbing border. The HOA was able to get water rebate from the Town of Gilbert to help cover the cost of this project. The Association will be doing the same thing throughout the large greenbelt areas in upcoming years.

Monsoon Season is here, which runs from April through September. The community has over 1400 trees and they are regularly assessed to help prevent any from falling over due to the high winds. Trees are a large expense for the community, if you notice any issues please report them to Vision Community Management.

Owners should have their trees assessed and have any trimming or cutbacks made as necessary.



San Tan Ranch Homeowners Association



Storm Damage

Storms happen unexpectedly, but ProQual Landscaping is here to respond to your storm damage emergencies, especially when you have fallen trees on your property.

What is an Emergency?

- Tree Blocking Street: Preventing vehicles from passing.
- Tree/Limbs on Wall/House or in Backyard
- Tree or Limbs on Vehicle

Non-Emergency Situations

- Tree or Tree Limb in Common Area

If you experience any storm damage during normal business hours, please call your Community Manager Jen Amundson at Vision Community Management at **(480)759-4945**.

For after-hours emergencies, contact the Vision Community Management Emergency service line at **(480)759-4945**. When prompted, select Option 5.

Stay safe, and remember ProQual Landscaping is here to help.



EMERGENCY



NON-EMERGENCY

Pool Draining

POOL DRAINING OR POOL BACKWASHING INTO THE STREETS OR COMMON AREAS OF THE COMMUNITY IS STRICTLY PROHIBITED.

OTHER OPTIONS FOR POOL DRAINING ARE:

- YOUR HOME'S SEWER CLEANOUT.

- YOUR YARD OR PROPERTY, ONLY IF YOUR LAND AREA IS SUFFICIENT TO ABSORB THE WATER WITHOUT CAUSING RUN OFF.



Bulk Trash Schedule

TRASH & RECYCLE: THURSDAY

BULK TRASH

PLACEMENT BEGINS ON/COLLECTION BEGINS

JUNE 29 / JULY 1

AUG 3 / AUG 5

SEPT 7 / SEPT 9

OCT 12 / OCT 14

**Visit www.GilbertAZ.Gov
for more Info**

COMMUNITY WIDE YARD SALE

SAVE THE DATE
OCTOBER 11TH, 12TH, 13TH



Homeowners may have their address added to the map passed out to customers by registering via email to: rockazrealtor@gmail.com
(you will receive a confirmation email)



Home Improvements

- Front yard maintenance - remove weeds, trim and mow overgrown plant material.
- Make sure sprinklers are in working order and not spraying block walls.
- Side/RV Gates - replace rotted or damaged slats, re-stain discolored gate if necessary.
- Be mindful of noise—loud music, barking dogs, power tools—that may disrupt the neighborhood beyond a reasonable hour



Block Walls

As the community ages, the walls are starting to show wear and tear. We are asking everyone to take a look at their walls on both the inside and outside. We are seeing damage due to overwatering, planters being built next to walls, trees overhanging or encroaching the walls or other items putting weight on these walls.

The HOA will be assessing the walls and working our way through the community to make necessary repairs. If the damage is coming from the homeowner's side of the wall, it will be the homeowner's responsibility to pay for the repair. Please take a look at both sides of your walls and make any adjustments to sprinklers and other items that may negatively affect the stability of the wall. This is going to take everyone's efforts to keep our community walls looking nice.

CONTACT US

San Tan Ranch is proudly managed by **Vision Community Management**. Please reach out to Vision with any questions regarding your account, parking, to report an item in the community, etc. The association website at www.WeAreVision.com/STR has all forms, governing documents, upcoming meeting information and more!



A REALMANAGE FAMILY OF BRANDS COMPANY

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Flower Pots and Mosquitoes

Do your part to keep mosquitoes from breeding around your home and **eliminate standing water** in your flower pots.



Turn over empty containers

Turn over unused flower pots to prevent them from collecting water

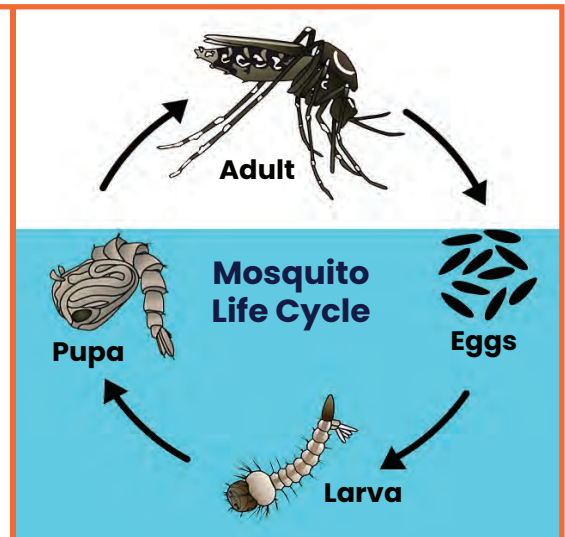
Tip and Toss water

Dump water and scrub pots and saucers to remove attached eggs



Mosquito Facts

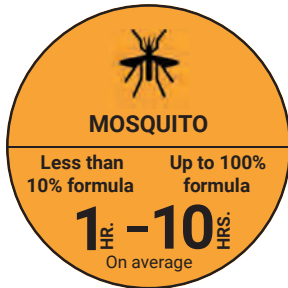
- Mosquitoes can breed in the smallest amounts of standing water
- Mosquitoes can complete their life cycle in as few as five days
- West Nile virus and other diseases are spread through the bite of an infected mosquito



Guide to Applying Insect Repellent

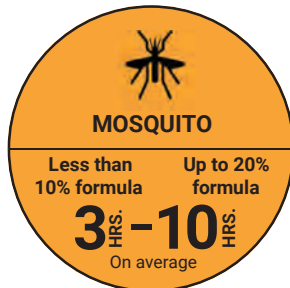
Wearing repellent correctly is the most effective way to prevent mosquito bites and any vector-borne disease. No matter the brand, look for active ingredients registered with the U.S. Environmental Protection Agency (EPA) and recommended by the Centers for Disease Control and Prevention (CDC). Repellents must include ONE of the active ingredients listed below.

DEET



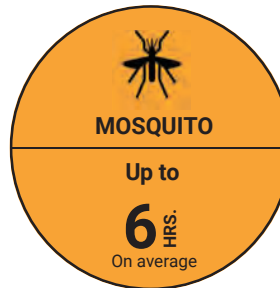
For Ages:
2 Months and up

PICARIDIN



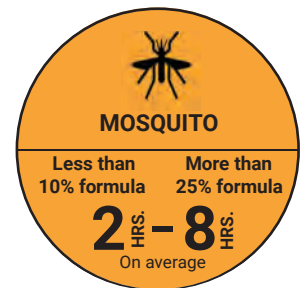
For Ages:
2 Months and up

OIL OF LEMON EUCALYPTUS



For Ages:
3 Years and up

IR3535



For Ages:
6 Months and up

STEP 1

ALWAYS Read LABELS

Apply as recommended on the label. Always apply sunscreen first, then follow with insect repellent.



STEP 2

Spray Bottle Properly

Hold bottle 6-8 inches away from exposed skin and clothing. Apply in a slow sweeping motion. Spray in an open, ventilated area.



STEP 3

Use Hands to Evenly Distribute

Spray hands to apply repellent to the face. Remember other exposed skin such as behind the ears and neck. Always wash your hands after applying.



STEP 4

Spray on Clothing

Spray shirts, pants, socks, hats, but NOT underneath clothing. Wash all treated clothing before wearing again.



For Kids



Do not allow children to handle product. Always have an adult apply repellent on children. Adults should spray the palm of their hand first, and then apply the product on the child.





POTENTIAL MOSQUITO SOURCES CHECKLIST

The best method to reduce breeding in your community is to limit the number of potential sources. Inspect your community for potential breeding sources and if standing water is found, remove the source. Remember to check weekly and after rain events for potential breeding sources.

COMMON ITEMS

- Any container capable of holding at least a teaspoon of water**

Throw away, turn over, empty once a week or drill holes in the bottom.

- Buckets, trash & recycle bins, drinking glasses, cups, bottle caps, or trash that can hold water**

Store inside or turn over. If trash, throw away.

- Pet Water Bowls**

Scrub and rinse out once a week.

- Potted Plant Saucers**

Empty saucers or flush out with garden hose once a week. Remove saucers from under plants. Place fine aquarium gravel in saucers.

- Garbage Cans, Barrels, Recycling Bins**

Keep cans covered with lid or drill holes in bottom.

- Old Tires**

Dispose of at your local recycling facility. If used for playground equipment, drill holes for water to run. If on ground, ensure holes are not blocked by debris.

BUILDINGS & STRUCTURES

- Dripping Outdoor Faucets and Air Conditioners**

If puddling, repair faucet. Place rocks under air conditioner outlet to ensure water runs off.

- Drainage Ditch, Culvert, or Low Areas Clogged by Grass or Weed Clippings**

Remove grass and weed clipping so water can flow and/or drain freely.

- Hollow Fence Posts (Without Caps)**

Put caps on open chain link or plastic fence posts.

- Sump Pumps**

Cover with screening.

- Playground Equipment**

Be sure water drains off.

- Gutters, including "Covered" Types**

Clean so water runs freely.

- Under Balconies and Porches: Depressions in Dirt or Plastic Ground Linings**

Fill in depressions. Remove or turn over any stored items that hold water.

OUTDOOR AREAS & GARDENS

- Patio Umbrella Bases**

Fill with sand or, if filled with water, be sure to screw on plug. Keep water out of depressions in stand.

- Bird Baths**

Dump out once a week or flush out with garden hose.

- Plastic in Gardens to Prevent Weeds**

Use landscape cloth that will allow water to pass through instead of plastic sheets that hold water.

- Outdoor Grills**

Keep covered. Ensure the vent is closed.

- Ornamental Ponds and Fountains**

Filter water or apply larvicide to prevent breeding.

- Pools and Spas**

Turn over kiddie pools when not in use. Operate filter and skimmer everyday to prevent egg rafts and larvae. Provide drainage for filter and pumps.

