

# OLD STONE RANCH NEWSLETTER

Official Publication of Old Stone Ranch Homeowners Association

JANUARY  
2022

## PRESIDENT'S MESSAGE

Dear Old Stone Ranch homeowners

Thanks for all the community support this past year with a special thanks to our board and the great volunteers we've had come on board. In my recollection over the years, this is the first time we've been able to form or have fully staffed Lake, Landscape and Newsletter/Social committees. Remember that these are your neighbors who just want to lend a hand to keeping OSR beautiful and help make fiscally responsible decisions.

With a community this size we can never have enough volunteers. If you look at the 2022 Operating Budget at [oldstoneranch.net](http://oldstoneranch.net) you will see the number of projects planned. These can only be addressed with the help of volunteers willing to do a little research and make recommendations to the board. If interested, please contact our Property Manager, Brett Barnes at AZCMS at [BBarnes@AZCMS.com](mailto:BBarnes@AZCMS.com) or (480) 355-1190, ext. 114 for more information.

**THANKS to the committee volunteers listed below for all their efforts!**

Elizabeth Adkins, Aaron Bennett, Elizabeth Cameron, Shweta Choudhary, Dee Deslauriers, Rod Deslauriers, Crystal Epstein, Jennifer Gillette, Heather Hale, Raymond Hanko, Teresa Haseleu, Krista Leuning, Carla Lupica, Chuck Meyers, Farrell Reeves, Ron Ross.

As a reminder, the board meetings, held the 3<sup>rd</sup> Thursday of the month at 4:30 P.M., are open to everyone and we encourage you to come say hello, listen to the agenda items and provide feedback. No pressure involved.... we are just looking for more participation. Meetings are held at the Veterans Oasis Park Environmental Education Center which was recently renamed to the Chandler Nature Center.

Wishing you a happy, healthy and prosperous New year!

**Harlan Stork**

Board President

## BOARD OF DIRECTORS

Harlan Stork - President  
Nicole Hamming - Secretary  
Randall Cameron - Treasurer  
Jaimie Votaw - Director  
Chuck Meyers - Director  
Jared Thom - Director



15300 N. 90th Street  
Suite 800  
Scottsdale, AZ 85260

### Community Manager

Bret Barnes  
[BBarnes@azcms.com](mailto:BBarnes@azcms.com)  
(480) 355-1190, ext. 114

### Administrative Assistant

Hope Johnson  
[HJohnson@azcms.com](mailto:HJohnson@azcms.com)  
(480) 355-1190, ext. 107

## PAYMENT INFO

### Mail to:

PO Box 98167  
Phoenix, AZ 85038-0167

**Please make checks payable to:**  
Old Stone Ranch

## COMMUNITY MANAGER CORNER

Dear Old Stone Ranch Homeowners,

I hope that you had a wonderful new year! In the short amount of time that I have been your Community Manager, I have been fortunate enough to communicate with several homeowners in your beautiful community. It is always refreshing to find both a Board of Directors and committee members who genuinely care about the wellbeing and progress of their Association.

As you know, the last couple of years have presented many challenges and have tested our overall determination and resolve. Association members have not only grown closer as neighbors but have grown closer as members of a community and as residents of Arizona. It is my sincere belief that we will continue to rally together to provide support where it is needed. I am excited about what 2022 will bring for the residents of Old Stone Ranch.

Sincerely,

**Bret Barnes, CMCA®**

Community Manager

Arizona Community Management Services, LLC

# HAPPY NEW YEAR

Instead of a new resolution, how about an inspiration? Here are a few to consider.

- "Tomorrow is the first blank page of a 365-page book. Write a good one." *Brad Paisley*
- "Celebrate endings—for they precede new beginnings." *Jonathan Huie*
- "You'll never get bored when you try something new. There's really no limit to what you can do." *Dr. Seuss*
- "Do not wait until the conditions are perfect to begin. Beginning makes the conditions perfect." *Alan Cohen*

## COMMUNITY FUN!

What wonderful spirit we saw this year with such beautiful decorations in the neighborhood. That made it extra challenging to pick our winners of our annual Holiday Light Contest!

**1st Place:** 3672 E Mead Drive | **2nd Place:** 3634 E Blue Ridge Place | **3rd Place:** 3683 E Horseshoe Drive  
**4th Place (Honorable Mention):** 4098 S. White Place | **5th Place (Honorable Mention):** 3721 Old Stone Circle

The Social/Newsletter Committee has several fun events planned for the year! Please be on the lookout for the dates and details that will be sent via email and posted on the community Facebook pages.

## WHY ARE OUR OSR LAKES IMPORTANT?

Submitted by **Teresa Hasaleu**

The entrance water feature, lagoons and three lakes make for more than a beautiful view when strolling through our neighborhood or for the photo-op on prom night. They are essential to the landscape and well-being of Old Stone Ranch in numerous ways.

The lakes collect runoff water from the streets and green belt areas, reuse water from the Chandler treatment facilities, supply irrigation water for all the common area grass and trees, provide a home for fish and turtles (some of which eat mosquito larvae...yay!), provide winter homes for migratory birds and are, of course, atheistically pleasing.



Who doesn't like seeing the serene waterscape against our desert mountains or hearing the peaceful white noise of the entrance "waterfall" feature? Having a tough day? Just take a walk along one of the lakes and somehow the stress slowly slips away.

However, there are many complicated and expensive components to maintaining the Old Stone Ranch network of lakes. To be honest, I grew up on a lake in Minnesota, but that didn't help one bit in learning the ropes of our lake system. A surprise to no one, our lakes are manmade, which mean they require complex pump systems, elaborate filters, and intricate pipes to function.

To say we are lucky to have two, very dedicated, extremely knowledgeable, and thankfully, persistent homeowners who saw a gap in lake care, is an understatement. **Ron Ross** and **Chuck Meyers** have taken on the responsibility of digging through years of missed maintenance and care to get our lakes back up to a consistent healthy state. But it's not finished and unfortunately, in some areas is teetering on expensive repair. However, we would be in much worse shape if these two humans hadn't devoted many long hours to making it right. Thanks to Ron and Chuck!!

Here are the *Cliff Notes* on all these two and the rest of the Lake Committee have been doing to help maintain and improve our OSR lake system.

### Aeration System Upgrades

**Quiz:** What are the bubbles you see in the lakes?

**Answer:** The bubbles seen in the three lakes provides oxygen to the fish which inhabit the lakes and helps reduce the organic muck which collects at the bottom of the lakes. A big deal!

During a recent sediment study of the lakes, our vendor, who monitors water quality and controls algae, notified the HOA that the sediment (aka muck) had grown to about 12-16 inches on the bottom and could cause problems with the pipes in the near future.

Investigation began on alternatives to the very expensive dredging option (\$100k+) that would get rid of the muck. The team came up with a two-part cost-saving approach:

- Upgrade the failing aeration system. This system provides oxygen to the fish and helps stirrup the muck so there is less to settle. This project is now complete, and we should start seeing improvements from this renovation.
- Evaluate the use of natural occurring biological bacteria as a method for treating the muck, thereby delaying the need for physical dredging by several years. Basically, spreading out organic material which helps dissolve the muck. This approach will be tested in Spring 2022 as it doesn't work as efficiently in colder temps.

## WHY ARE OUR OSR LAKES IMPORTANT? (CONTINUED)

### Maintenance Program Upgrade

**Quiz:** Where is the HEARTBEAT of the OSR water system located?

**Answer:** In the pump station! What's a pump station? It's a vault located underground near the North/West Lake. It houses the compressor for aerating the lakes along with all the pumps and filters that control water flow for the lakes, including the irrigation system.

The service company, **Authorized Pump Systems**, is now providing much needed quarterly maintenance of the pumps, filters, and electrical power in the vault. This had been neglected for years, (pre-Ron and Chuck to the rescue), so we are doing some catch-up, but are heading in the right direction now.

### Mini-Crisis

**Quiz:** What is the critical piece to the entire OSR irrigation system?

**Answer:** The pumps!

Unfortunately, we are in mini-crisis due to the failure of ONE of the TWO irrigation pumps. This is not ideal as mentioned above, the pumps are fundamental piece in maintaining the operations of the entire OSR irrigation system.

So now what?! Don't panic...yet. We can limp along on ONE pump until either the original pump can be rebuilt (still questionable) or a new pump can be found. At this time there is no pump in the region and a new pump would have to come from Israel. As with a new pump, parts for rebuilding the original pump are also uncertain due to the bottlenecks being experienced in the manufacturing and transportation sectors.

The team is working with our landscaping company, **Apex**, to adjust irrigation schedules so the remaining pump isn't overworked. If the remaining pump does fail, a temporary pump can be rented, though it will be expensive. Additionally, it would probably require a trailer mounted and need to be placed next to homes on Old Stone Circle.

So, let's cross those fingers and toes that one of the options works out before it comes to this point.

### Lake Maintenance

**Quiz:** Who assists the Lake Committee in overall lake management?

**Answer:** Janet, and the team from **Hurricane Aquatics**

Janet, who is uber-knowledgeable on all-things lake health and fish, along with others at **Hurricane Aquatics**, help manage the lakes. This includes controlling the algae in the water and on the boulders, maintaining the fish populations, monitoring for potential insect infestations, cleaning off the surface debris and maintaining the aeration system. They will also assist in testing the use of biological products to address the muck issue.

### To Fish or Not to Fish

**Quiz:** Why can't there be fishing in our lakes?

**Answer:** Trust me, this was a tough one in our house as we have an avid-fisherman-wannabe. However, fishing is banned due to a few, very valid reasons.

- Fishing lines and hooks can, and have, gotten stuck on the expensive pumps and aerations systems talked about above. The risk is too high on costly damage to these pieces of equipment to allow fishing.
- The lakes are stocked with specific fish whose job is to help reduce some of that gross muck mentioned before.
- These same fish also eat nasty insect larvae including the all-to-popular mosquito which was rampant recently.

### Fish Fun

**Quiz:** What fish are in our lakes?

**Answer:** There is a job to each type of fish stocked in our lakes.

- **Tilapia** are the most popular in our lakes. They are excellent at helping control the bottom muck growth and controlling algae.
- **Israeli Carp** is a very common carp used primarily to help control weeds and eat the insect larvae.
- **White Amur/Grass Carp** are used to control growth of rooted weeds and grasses. They are unique in that they are unable to reproduce and require permits to be stocked. They can grow up to SIXTY (60) pounds!!
- **Goldfish** are part of the minnow family and are stocked by the thousands to help consume insect larvae buried deep.

### Future Plans

**Quiz:** What is on the Lake Committee improvement list?

**Answer:** The Entrance Water Feature!!!

Once all the fires are put out and maintenance plans are securely in place, there are plans in the works for rehabilitating the water feature located at Cobblestone / Old Stone Circle off Ocotillo. It is the iconic water feature for Old Stone Ranch. This water feature was installed by Shea Homes around the time which they built the first model homes. The feature includes two lagoons, three large boulders and a monument with scuppers, trellises, and landscaping. Though incredibly beautiful and eye-catching, the age and lack of maintenance has taken a toll on the structure.

Do you have a vision of what you'd like to see when you drive in or take your morning walk? Send in any suggestions, thoughts, or dreams to the Lake Committee!

Until then, if you see Ron or Chuck, make sure to pass on your appreciation for all their efforts and take a minute or ten to enjoy our small, but mighty OSR lake system.



## RESERVE STUDY COMPLETE!

Annually an assessment is done based on the forecast of operating expenses for the next year. Each proposed expense is evaluated and is based on vendor bids, an assessment of reasonableness and prior experience.

Your HOA has a duty, under Arizona law to protect homeowners from predictable risk. Inflation is out of our control. The other risks we have are deferring routine maintenance to the point where assets fail prematurely, and not setting aside sufficient reserve funds to cover major repairs and replacements. To address these risks, your HOA commissioned a professional engineer reserve study this year to confirm the condition of your HOA assets and provide an engineering estimate of asset remaining useful life, needed reserve funding in the future and recommendations for an Asset Maintenance Plan. The full 2021 Reserve Study is available online at [oldstoneranch.net](http://oldstoneranch.net).

## HOMEOWNER SPOTLIGHT

We are Dee and Rod Deslauriers and last year found our “home before they take us to the home” in this lovely community. Finally, after all these years, we really did it and downsized and it wasn’t our kind of “fun”. Having lived for 20 years on horse property, then on to our dream home in Gilbert for 8 years, OSR provided the perfect setting and location for our shrunken life. It feels good to be here!

We are still finding our way as retirees after spending MANY years in banking and aerospace. Our boys also live in the valley but more importantly, our grandkids do too. Grandkids are the best and in fact, we wish we could have skipped the parental phase and moved right into being grandparents. Go ahead...roll your eyes....one day you will get it! We also enjoy travelling and heading to the high country, searching the back roads for elk.



Once we settled in, we attended our first board meeting so we could meet some neighbors and better understand OSR. To be honest, it was an awakening to hear the amount of effort that goes into maintaining a community this size and see how few people must manage it. Some of our previous homes had HOAs and we were happy to pay our quarterly fee and know that magically someone would take care of our development. When we got home from that first meeting, we felt compelled to volunteer, realizing whatever skills and time we could offer would be appreciated. Dee helps with the newsletter and Rod serves on the landscape committee. It has been a great opportunity to make new friends without a huge time commitment. Consider joining the fun.... there is lots of research and brainstorming ahead! Come make some magic happen!

## DID YOU KNOW?

- The low-pitched buzzing noise that sometimes sounds like a jet flying over is most likely the Honeywell Aerospace Engine Test Facility located at the base and west side of the San Tan Mountains on the Gila River Indian Reservation. Honeywell has had a presence at the site for more than 50 years.
- Several breeds of cranes, geese and ducks have found a home in the OSR lakes? Take a walk around and you’re sure to get some great photos!

## LOCAL NEWS

- An update on OSR 4 at Chandler Heights and White Place: Earth has started to move on the new home subdivision to be known as Old Stone Ranch 4 on the South side of the community. The area has been staked and grading has been done. You can even start to see the outlines of the neighborhood streets. This will be a welcome addition to the area, and while the community will not have any affiliation with Old Stone Ranch, they will be putting a monument sign saying "Old Stone Ranch" at the entrance at White Place and Chandler Heights. The Southeast side of the community will finally get a formal entry sign. Keep watching for future updates or check it out in person.
- There are lots of new “eateries” popping up around the area: Dutch Brothers, Whataburger and we’re still waiting for Veros Pizza (formerly BuddyZ’s at Chandler Heights and Gilbert.
- Although not in Chandler, House of Tricks in Tempe will be closing after June 2022. So sad to see this long-time classic close after 34 years of fabulous food and ambiance!

## HELPPFUL LINKS

- [AZCMS.com](http://AZCMS.com) - Arizona Community Management Services – Our management company who is the first resource for resident questions. 480-355-1190
- [Oldstoneranch.net](http://Oldstoneranch.net) - Reference point for community announcements, links, documents including CC&Rs, paint colors, meeting minutes, etc.
- Facebook Page - Old Stone Ranch HOA Community (official site)
- Facebook Group – Old Stone Ranch Families (unofficial)
- Facebook Group - OSRF Buy/Sell/Share (unofficial)