

# OLD STONE RANCH NEWSLETTER

Official Publication of Old Stone Ranch Homeowners Association

March  
**2022**

## PRESIDENT'S MESSAGE

Dear Old Stone Ranch homeowners

The new year for OSR has started off with a tremendous amount of progress. Projects that the community has been asking for are now budgeted and planned for this year. Contracts are being signed, and work should begin shortly on structural and aesthetic items such as the front entry monuments, replacement planting of trees and shrubs throughout the neighborhood, gravel replacement, and view fence repair and painting.

Your OSR Board and army of volunteers on the committees have been working hard to make all of this happen, and all while trying to keep costs to a minimum. Our Newsletter has returned, and we are upgrading our website shortly to make it more user friendly and provide more timely and accurate information to the community. We will continue to focus on neighborhood improvement, and better communication. We all want this to be the best community in South Chandler.

**Harlan Stork**

Board President



## SENIOR SPOTLIGHT

Attention proud moms and dads of graduating high school seniors! We'd like to help celebrate your family's accomplishment by publishing your senior's profile on the OSR Facebook Families page for all your neighbors to enjoy. **By April 1**, please send the following information to [azdeetravel@gmail.com](mailto:azdeetravel@gmail.com): Senior and parent names, High School, School activities, Future Plans and your address (which won't be published). Attach your favorite senior pic too! Congratulations to the Class of 2022!

## COMMUNITY MANAGER REPORT

Dear Old Stone Ranch Homeowners,

I hope I am not the only one who cannot believe we are already in March! This year seems to be flying by already and we are finally starting to see those beautiful Arizona temperatures that we live here for. As temperatures increase, we are also seeing an increase in gopher activity throughout the community.

I wanted to inform the community that your Pest Control Committee Chair, Nicole Hamming, and myself are aware of the activity in the community. We are working closely with our pest control vendor to address these issues but we need your help! If you spot increase gopher activity in a specific section of the common area, throughout the community, please reach out to my Administrative Assistant, Hope Johnson, at [HJohnson@azcms.com](mailto:HJohnson@azcms.com). She will report it to our pest control vendor so that we can get the area treated.

While gophers are active all year round, their activity is especially noticeable this time of year due to the saturation and composition of the soil. It makes for easier tunnel excavation and becomes more noticeable when passing by. Please help your community in the fight against gopher damage and have any mounds you find on your property treated as well.

Sincerely,

**Bret Barnes, CMCA®**  
Community Manager

## BOARD OF DIRECTORS

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



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### Community Manager

Bret Barnes  
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(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

## LANDSCAPE EXCITEMENT!

Jaime Votaw, with the help of her landscape committee and Apex Landscape have put together an excellent plan that will bring beauty and greenery back to OSR! In the next few months, you will see **20** new low-maintenance, slow-growing and colorful trees (Castalote, Desert Willow, Mulga, Red Push, Chitalpua, Vitex) added. In addition, unsightly shrubs will be removed, and **725** new shrubs placed throughout the community. Finally, Phase I of the 6-year plan for granite replacement begins this summer refreshing the south part of OSR in the Powell Park greenbelt and the perimeters bordered by Chandler Heights, S Mustang and Blue Ridge Place. If you see Jaime Votaw and any of her committee members, hug their ankles! Beautification and maintenance continue!



## 2022 PROJECT UPDATES

2022 APPROVED PROJECTS	Description	Status
Drywell IV, Drywell Plus	Inspection and maintenance of 60 drywells (see explanation below *)	Budget approved by BOD. Scheduling planned for March-April.
Wrought Iron Painting/Replacement	Repair, sanding, priming and re-painting of all community wrought iron view fencing	Budget and contract approved by BOD. Meeting with contractor the first week of March. Commencement anticipated by April.
Monument Signs Cobblestone	Repair, reinforcement, and restoration of front entry monuments	Budget and contract approved by BOD. Meeting with contractor the first week of March. Commencement anticipated at the end of March.
Ventilation Fan A Replacement	Replace Ventilation Fan at End of Life (projected 2022)	Budget approved by BOD. Fan to be replaced at failure.
Water Feature Light Replacement	Lighting Committee and Board members are reviewing possible solutions. No plan set to date.	Budget approved by BOD.
Well Lights Replacement	See above	See above
Entry Water Feature Stucco Wall Paint	Contractor is reviewing with the Wall Committee and Lake Committee on possible solutions to restoration. Plan to be developed by mid-year, and then budget to be reviewed.	Awaiting contractor feedback regarding options and cost.
Entry Water Feature Refurbishment	See above	See above
Irrigation Pump (60hp) Replacement	Awaiting delivery of replacement pump.	Budget and contract approved by BOD. Awaiting contractor notification of pump receipt for installation.
WERECON pH Control System Replacement	Installed and operating as of February 8, 2022 (pictures below)	Invoice within budgeted amount.
Play Surface Wood Fibers Replenishment	Bringing wood chip levels up to sidewalk level.	Being reviewed by Landscape Committee. No date for action set yet.
Gravel Refurbishment Phase 1 of 6	Refurbish gravel to 2" for phase 1 starting in south end of OSR. Project will start once the Spring planting is completed.	Budgeted for 2022, approved in Feb BOD meeting and currently being scheduled by Apex for installation.
Spring Planting	Replanting of shrubs, ground cover and trees to infill dead spaces from die off, storm damaged, diseased, aged out plant and tree material. The plantings will happen community-wide, and all new plantings will be marked with a flag for community visibility.	Budgeted for 2022, approved in Feb BOD meeting and currently being scheduled by Apex for installation.
Turf Pre and Post Emergent Spraying	We will be spraying pre and post emergent on all turf areas in OSR as part of a new initiative to control weeds in the turf and start to build a healthier turf in OSR. This is in support of the long-term turf management plan in OSR.	Budgeted for 2022, approved in Feb BOD meeting and currently being scheduled by Apex for application.

### \*Description

OSR maintains 60 drywells located in the greenbelts and around the lakes. These wells drain stormwater underground and recharge groundwater supplies. Each well contains a pretreatment to remove contaminants, reducing the risk of clogging the wells and of transporting contaminants underground. The Arizona Department of Environmental Quality requires annual inspection of these wells and cleanout when 20% of a drywell is filled with sediment.

### Status

Inspections and maintenance will be scheduled for March-April. Funding is provided in the 2022 Reserve Budget (\$12k).

## CALLING ALL VOLUNTEERS!

The OSR Board is fully staffed and has a helpful group of volunteers, but you can never have enough help with 585 homes and over a million dollars of infrastructure to support. Our current volunteer needs are as follows:

- Accounting experience or CPA to join the Finance Committee
- In search of an individual who would be interested in developing a new website for the Old Stone Ranch HOA. We're interested in using a templated system like Squarespace or Wix (<https://www.squarespace.com/> or <https://www.wix.com/>). This would include the initial set-up and DNS transfer that we own today for <http://oldstoneranch.net/>. Perhaps you know someone, are personally interested or have an older student that would like the opportunity to manage this project.

If interested, please contact our Property Manager, Bret 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 Bennet, Elizabeth Cameron, Shweta Choudhary, Dee Deslauriers, Rod Deslauriers, Crystal Epstein, Jennifer Gillette, Heather Hale, Raymond Hanko, Teresa Haseleu, Krista Leuning, Carla Lupica, Farrell Reeves, Ron Ross

## HOMEOWNER SPOTLIGHT!

Hi neighbors!

My name is Elizabeth Cameron, and I am one of the volunteers on the OSR Social Committee. My husband Randall and I moved to Arizona in 2016 from the San Francisco Bay Area. When we were looking for a place to live, we loved all the green spaces in Old Stone Ranch and were enchanted with all of the things Chandler had to offer for families.

You can often find us in one of the many local parks with our children, James and Gemma, or at the local libraries. We love how many neighbors we have gotten to know over the years here and really enjoy being part of the community!



## COMMUNITY FUN!

We are always looking for more volunteers on the Social/Newsletter committee! Here are a few of the upcoming activities with more ideas planned pending volunteer availability. Watch for announcements via Facebook and/or email from AZCMS.

- ◇ 4/30 Neighborhood Garage Sale
- ◇ May Graduate spotlight

## DID YOU KNOW?

- AZCMS is always your first point of contact regarding neighborhood questions, concerns or ideas. See contact info below under Helpful Links.
- The small trash cans around the community are for daily use only. If you use the ramadas for an event, please pack your trash with you.
- The landscape committee is reviewing the list of approved landscape plants with a horticulturist to include more waterwise options. Stay tuned!
- Overnight street parking is not permitted. (per CCR Article V Section 5.6D)
- Exciting changes are ahead as the board plans for a revamped oldstoneranch.net website.
- New signage to remind the community of monthly board meetings has been created. The signs will be placed at all entrances the week of meetings as a reminder that attendance is welcome and encouraged. Meetings are the third Thursday of each month at 4:30 pm at Veterans Oasis Park.
- View fences will be painted over the next few months. Apex Landscape has begun trimming back along fence lines. Is your side of the fence clear of plants, etc. for ease of painting? If not please begin clearing all plants and rocks within 2 feet of the fence.

## HELPFUL LINKS

- AZCMS.com - Arizona Community Management Services – Our management company who is the first resource for resident questions
- 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)