

SILVERSTONE RANCH

COMMUNITY NEWSLETTER

FEBRUARY 2020

Good Timing: New Year, New Projects

As the new year gets underway, it's a great time to share project updates regarding the maintenance and improvements activities planned in the common areas this year.

In January, Tree Doctors completed the **annual spring trimming**, including pine tree pruning. The safest time to prune pine trees is during their dormant period in late winter to early spring. This allows them to recover from their cuts, inspiring new growth as the weather warms up, and should result in pines with a more robust, healthy appearance. Tree Doctors will return in April to complete a **deep root treatment** on 145+ Chinese Elms throughout the community,

Winter rye **overseeding was suspended** this fall to allow the Bermuda grass to 'rest' prior to returning in May. The grass will go dormant and "brown out" for several months to allow for two things. First, it will allow much needed maintenance work and irrigation repairs to move forward this spring, and second, it will allow the Bermuda grass to rest, recover, and develop stronger roots after 20+ years of wear and tear. Taking advantage of this period of dormancy, Create-A-Curb will remove the older, builder-installed brick edging. Then, a landscaping crew will arrive to identify, trim, and **remove invasive trees and roots** from the green belts. Finally, Create-A-Curb will return to install over 2,000 feet of new, more durable extruded **concrete curbing** around both the Rawhide and Palomino turf retention basins.

Phase II and III of the **wall project** to repair and repaint most of the common walls throughout the community is on track to start up this February. First, walls will be scraped, gaps and cracks will be filled, and stucco repaired and retexturized, followed by two coats of high quality Dunn Edwards exterior paint. **Test swatches** of paint colors selected by the Architectural Review Committee (ARC) will be painted on high visibility walls. Ballots will be mailed to all homeowners— **everyone is encouraged to vote for the paint color they like best.**

The Val Vista **tower repairs** are on schedule to wrap up later this month. Plans to install the restored **entry tower lantern** are underway. Later in 2020, an on-site **reserve study** will be completed, faded and rusting **monuments** and **pad-mounted equipment** are budgeted for repaint, and replacement recommendations are being collected for **trees and plants** throughout the community.

We hope that you continue to enjoy our community. Thank you for your support and patience as our new management team works diligently to keep Silverstone Ranch among the most well-regarded communities in the East Valley. If you have any questions, comments, or suggestions, please contact Vision Community Management at **(480) 759-4945** or email silverstoneranch@wearevision.com.

FUN FACT: *Silverstone Ranch has over 2,782 linear feet of brick edging, also called "turf headers", installed in the greenbelts throughout the community.*

February Tree Care

Now is the time to put down the first of four applications of citrus fertilizer (Feb/May/Aug/Oct, or some prefer, Valentine's Day/Memorial Day/Labor Day/Halloween). Planning to prune your citrus tree? Schedule pruning of citrus and frost sensitive plants after March 10th through the end of March. This timing starts after the danger of frost damage and before the citrus blossoms set for the next season's harvest. Check out the average last day of frost here: www.plantmaps.com/interactive-arizona-last-frost-date-map.php.



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Architectural Review Committee

Are you thinking of making a change to your front yard? Or maybe you're considering doing some work in your backyard that can be seen over the wall.

All exterior paint projects and exterior modifications should be approved prior to starting work. Our management team is here to assist you with any questions you may have or any clarifications you may need.

If you need any assistance with your architectural request, please call Vision Community Management at **(480) 759-4945** or email silverstoneranch@wearevision.com.

Stay Connected

Did you know that we have a new website? You can now log on to the Association's member's only portal to review account balances, submit architectural applications, make online payments, and download Association documents and forms. Visit our web portal www.WeAreVision.com, select "Already Live in a Vision Community", "Central AZ", then "**Silverstone Ranch**".

Next Board Meeting: March 25, 2020

Gilbert High School Library
1101 E Elliott Rd @ 6:30 PM

All homeowners are welcome and encouraged to attend!

An executive session will be held prior to the open session. The executive session shall be a closed meeting pursuant to ARS §33-1248 / §33-1804 (A)(3) and (5).