

8989 NEWSLETTER

May 2021

The Board wants to welcome new Owners to the neighborhood! We hope you will enjoy living at 8989.

8989 BOARD MEMBERS

Claudette Muller, President Beth Seldin, Secretary
Diane Tuton, Vice-President Roz Cappello
Josephine Chiu, Treasurer

The Board welcomes owner ideas, suggestions, and constructive input. **To suggest or voice a concern, send an email to GRCA@gaineyranchca.com. It will be forwarded to the Board. Contact Gainey Ranch Security (West Gate) at 480-948-9378 with any emergency. They will contact the appropriate staff.**

UPDATES

Pool Heating Schedule: The pool is heated to 81 degrees Fahrenheit from October 15th to April 30th only. The pool is not heated during the warmer spring and summer months.

Landscaping Renovation: Phase One of the plant and tree replacement was completed from mid-December 2020 to end of March 2021. Staff planted over 500 shrubs and 17 trees to replace dead and dying plants. Phase One of the grass replacement is currently underway and will be completed by the end of May. New turf is being installed in most of the street-side areas (approximately 10,300 square feet of a total 25,300 square feet of grass at 8989). Because of funding limitations and price increases, not all street-side grass areas could be completed this year. They will be included next year in Phase Two as outlined by the Board in the 2020 Capital Improvement Assessment memo dated October 21, 2020. This coming October, the Board will work with the Landscape staff to identify specific areas needing plant, tree, and grass replacement and the associated costs for Phase Two of the Landscape Renovation. We are hoping to complete the renovation in 2023.

Flat Roofs Reserve Project: The Board is working with GRCA staff to identify the project specifications and scope for the Bid Request document to determine the cost of the polyurethane foam flat roofs re-coating. The 8989 flat roofs are scheduled for re-coating every ten years (last completed in 2011). Polyurethane foam roofs have a ten-year warranty. Flat roofs re-coating at the ten-year mark allows the warranty to re-set for another ten years. It will take approximately 90 days to complete the project. The Board will keep residents advised of the specific start date for the project. Please note this project excludes the membrane surfaces of decks and balconies which are scheduled for completion in either 2022 or 2023.

8989 Condominium Growth in Value: Unit sales data during the past three years indicates the average sale price of units at 8989 has increased from approximately \$560,000 in 2018 to approximately \$710,000 in 2020 – a 26.8% increase over two years! During the first quarter of 2021, three lake-side Units have sold for just under \$1 million each.

Bobcats, Coyotes, and Racoons have recently been seen wandering through our community during the day and at night. This is the time of year when they are looking for food and water. Protect your dog with a leash as required when walking the property.

8989 Standards & Rules: The updated and improved version is now available on the GRCA website. Please take time to review these. Many of the CC&Rs and Standards & Rules reflect State, County and City regulations and the 8989 CC&Rs. We are highlighting a few of the ones for which we receive inquiries. The Standards and Rules are important for promoting safety, security, and maintaining the appearance and “curb appeal” of our Community to potential buyers and residents. One of the 8989 Board’s responsibilities is ensuring compliance with CC&Rs and the Community’s Standards and Rules.

Security Alert: Recently there were two burglary incidents at one of the Gainey Ranch satellite communities. These incidents occurred while the homeowner was at home. It is believed the individual entered the community through the golf course. Security wants to remind residents that while incidents of crime are few within Gainey Ranch, it is important to be alert and take necessary precautions to be safe by keeping all windows and doors locked, and garage doors closed when you are at home or away. Both Gainey Ranch and 8989 require garage doors always remain closed except when being used to enter or exit. This rule is important for both security and aesthetics. **If you see something suspicious, call Security at 480-948-9378.**

Termites: Gainey Ranch has a contract with SOS Pest Control for termite treatment. Inspections and treatments performed by SOS are the only ones covered under warranty. If you suspect you have termite issues, call GRCA Maintenance at 480-948-0030 to schedule an appointment for SOS to inspect and treat the problem area(s). You should not call SOS yourself. The use of any other pest control company is 100% your expense and will result in the loss of the SOS contract warranty coverage. Residents should periodically check to ensure termite activity is caught early. Unit interior and garage walls (base and behind storage cabinets) and around the outside base of the building are common places to detect termite tubes and activity. GRCA Maintenance does not conduct these inspections. Inspections are a Unit Owner’s responsibility.

Fire Suppression Systems: Recent fire events in Gainey Ranch remind us of how important it is to properly maintain a Unit's fire sprinkler system. The National Fire Protection Association (NFPA) recommends automatic fire sprinkler/suppression systems be tested annually to ensure the equipment and the exterior electric bell is functioning in the event of a fire sprinkler discharge. Annual testing verifies the appropriate notification is received by the off-site alarm company monitoring the fire sprinkler system. API (602-403-9300) is currently inspecting fire systems for free. They can make most repairs for a charge. Service First Fire Protection (480-648-2740) inspects systems and can make all repairs for a charge. GRCA recommends annual inspections of your fire sprinkler system, not only to protect your life and property, but those of your neighbors.

REMINDERS

Any Interior and Exterior Remodeling requires **8989 Board and MAC review and approval.** The Architectural Application must be submitted for **all** interior and exterior projects **before** work is started. Contact Sheryl Wissmann, GRCA Architectural Coordinator, at 480-951-0321 regarding the guidelines and process by which all requests must be submitted. (8989 Standards & Rules Sec. 1)

Vehicular Traffic: **SLOW DOWN** when driving within 8989. The **SPEED LIMIT is 15 miles/hour.** Do not ride bikes, scooters, and skateboards, on sidewalks. **Remember - Sidewalks are for pedestrians; Streets are for motor vehicles, golf carts, bikes, scooters, and skateboards.**

Bicycles, Golf Carts, Scooters, and Skateboards may not be parked or stored at a Unit's front door entrance or on Common Elements of a Condominium. These items **must** be stored in the garage when not in use. (8989 Standards & Rules Sec. 20)

Pets: CC&Rs Article 9.13 requires all residents (owners and renters) register their dog with GRCA Administration. **It also limits each Unit to one (1) dog and two (2) cats.** Unit owners are responsible for advising leasing agents and realtors of these 8989 requirements. The Board will not approve exceptions to the pet limit. (8989 Standards & Rules Sec. 21)

Wind Chimes, Bells, Speakers, Amplifiers, Stereos, Radios, and Fire Pits are not allowed on back patios, decks, and balconies or on Common Elements of a Condominium. (CC&Rs Article 9.9; 8989 Standards & Rules Sec 15)

Trash & Recycle Containers should always be placed at the street curb (not on the sidewalk), away from overhanging trees so the garbage truck does not damage tree limbs. Please do not block the sidewalk for pedestrians. Trash containers may not be placed curbside before **5:00 pm the day prior to collection** and must be removed by **Midnight the day of collection.** Containers must be stored inside the garage. (8989 Standards & Rules Sec. 23)

External Accessories such as hummingbird feeders, hoses, pots and plants, statues, sculptures, tables, and chairs **may not** be placed or stored on the Common Elements (including landscape areas around the building exterior). These items are only allowed on patios and decks. (8989 Standards & Rules Sec. 15)

Interior Window Covers include the use of curtains, drapes, shades, shutters, and blinds only. The color of the interior window covers visible from outside a Unit should be a light beige, cream or white. (CC&Rs Article 9.7; 8989 Standards & Rules Sec 12).

Deck/Patio Umbrellas and Awnings are the responsibility of the Unit Owner. Standards require umbrellas and awnings be maintained in good condition. Damaged, torn, or faded umbrellas and awnings should be replaced quickly. **Only solid color umbrellas that display earth tones such as being, tan, taupe-beige, sand, and shades of brown are approved.** Solid fabric colors which are contrasting (such as all and any shades of red, blue, yellow, orange, green, purple, pink, maroon, grey, black, white, neon colors, etc.), and multi-color umbrellas, are not allowed. **The approved Awning fabric/color is Sunbrella Linen Tweed (AWN-4654).** (8989 Standards & Rules Sec 12)

Street Parking (including cul-de-sac areas) is **strictly prohibited** since it impedes traffic and access, especially in an emergency. Guests must park either in your driveway or in the designated visitor parking areas available throughout the community. Street parking is only permitted for a vehicle making deliveries or loading and unloading cargo. (8989 Standards & Rules Sec 20)

Visitor Parking Areas are not to be used by residents for customary parking. These areas are intended for temporary use by guests during the day and overnight (including health care workers, housekeeping personnel, contractors, etc.). Contact Security at the West Gate (480-948-9378) if you have guests using the visitor area overnight. (CC&Rs Article 9.5; 8989 Standards & Rules Sec 20)

Resident Parking Rules require residents park their vehicles in the Unit's two-car garage first, then driveway. The driveway may only be used for temporary parking. The driveway is for customary parking **only** when the garage is fully occupied by at least two vehicles owned by the resident. Resident vehicles **must be** registered with Security. Only operable vehicles **not** used for commercial purposes or **do not** exceed ¾ ton in size and/or seven ft. in height measured from ground level and/or 18 ft. in length, may be parked in a Unit's garage or driveway. Customary and overnight parking is **not allowed** for any vehicle exceeding ¾ ton in size and/or seven ft. in height measured from ground level and/or 18 ft. in length and used for commercial purposes. (CC&Rs Article 9.5; 8989 Standards & Rules Sec 20)