



COMMUNITY STANDARDS

TOOLKIT



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LIFE CYCLE OF A VIOLATION



1. Inspection

The Community Standards Department conducts weekly inspections throughout Power Ranch. Inspections are necessary to enforce the governing documents, and address resident concerns.

2. Violation Letter

- Stage 1: Courtesy Reminder
 - Stage 2: Demand Letter
 - Stage 3: Fine Letter
 - Stage 4: Second Fine
 - Stage 5: Escalated as Appropriate
- Homeowners have 14 days to correct each violation.

3. Re-Inspection

The Community Standards department conducts Re-Inspections to assess and close any outstanding violations. Violations not corrected are then escalated to the next stage.

4. Resolution

The ultimate purpose and goal of the enforcement process are to gain compliance, resolve owner violations and keep the community beautiful.

5. Thank you!

We appreciate the participation of all residents in this process, as it strengthens the sense of community.

RESIDENTIAL MODIFICATIONS:

WHAT TO EXPECT

APPLICATION

Design Modification Applications are available online at www.mypowerranch.com. Applications have a maximum processing time of 45 days. Because of this, make sure to allow enough time before scheduling the project.



SUBMISSION

To prevent delays, please make sure these items are included with your application: material list, architectural drawing with dimensions, contractor information, pictures or examples, and site survey plan. Owners will receive a confirmation email once all documents are submitted.

REVIEW

The Committee assesses the project to ensure that it meets the community guidelines and is conducive to the aesthetics of the community.

DECISION

The Committee will respond with a decision on your Design Modification Application within 45 days.

IMPORTANT REMINDER

Do not start any work prior to receiving approval.

RECOMMENDED ANNUAL MAINTENANCE

SCHEDULE

Your home is a substantial investment. Protecting this investment with regular personal or professional maintenance and care is critical.

The following checklist provides basic guidelines. Items may need to be checked more often depending on conditions and manufacturing suggestions.

MONTHLY

- Replace/clean heating, ventilation, air conditioning, HVAC air return filters.
- Check grout/caulking in tile and marble in wet areas, showers, sinks, etc.
- Check smoke detectors and replace batteries as needed (annual battery replacement recommended by USFA).

QUARTERLY

- Check caulk seals between counter tops and walls and any laminated surfaces; repair as needed.
- Check garage door openers and sensors. Oil all moving parts and tighten nuts and bolts.
- Check dryer vent exhaust for lint blockage and clean as needed.

SPRING & FALL

- Assess all exterior paint, caulk and stucco; repair as needed.
- Have an HVAC professional inspect and calibrate your heating and cooling.
- Check condition of mulch in all flower beds and tree rings; add additional mulch if needed.
- Verify sprinkler system is functioning properly; adjust/repair as needed.
- Assess condition of exterior landscaping and turf (dead grass, bare lawn, etc.) Replace as needed.

SUMMER & WINTER

- Verify HVAC condensate drain is flowing freely while air conditioning is running; pour half a cup of bleach in drain line.
- Inspect roof for loose or missing shingles or flashing. Apply water-seal treatment to all outdoor exposed wood.
- Have a professional chimney sweep inspect and clean fireplace flue/chimney; check caulk around fireplace facing and repair as needed.
- During periods of extreme cold, protect/cover frost sensitive landscaping, exterior water spigots.



PARKING POLICY

The Associations documents require that all garage and driveway space be used for parking vehicles. Inoperable vehicles may only be kept in the garage of a dwelling.

Street parking is not permitted from 10 p.m. – 5 a.m., and vehicles may not be parked in the granite or landscape, side yard or front yard areas of your home.

Boats, recreational vehicles and trailers (any kind) may not be parked as to be visible except for 48 hours permitted for loading and unloading. Please call the office prior to this 48 hour mark to note the account.

Street parking for overnight guests are permitted with a temporary parking permit. Bring the car year, make, model, color and license plate number to the Association office 9 a.m. – 4 p.m., Monday – Friday.

All parking in the Village requires a permit and registration of the vehicle with the Association office.

PAINTING

A Design Modification Application Form must be submitted to the Association before painting the exterior of your home. This applies whether you are painting the existing scheme or a pre-approved paint scheme.

Approval time is generally 7 – 14 days. Painting may not begin until you have received an approval email from the Association.

It is the home owners responsibility to confirm at the time of application submittal and the day painting begins that your chosen scheme is not the same as the home to either side of your property.

Approved paint schemes and the Design Modification Application can be found online at mypowerranch.com.



TRASH REMINDERS

Trash containers may be placed out the evening before scheduled pick up, no earlier than 6 p.m. and must be removed from the front of your property the same day service is provided.

- Place your trash and recycling containers at least four feet apart and four feet from mailboxes, utility poles, fences, etc.
- All trash must be inside the container. Items outside the container will not be collected.
- If your garbage or recycling service was missed, or you need to replace or repair a container, call the Town of Gilbert at 480-503-6518.

“How can I keep my trash containers out of sight?”

Per the Power Ranch governing documents, all trash bins are to be out of public view. Please keep containers stored in the rear or side yards behind the wall enclosing the side yard, or garages.

BULK TRASH PICK UP

Bulk trash collection occurs approximately every five weeks. Bulk trash may be set out on the street in front of your residence two days prior to scheduled bulk trash pick up (Saturday before the week of pick up) and no later than 5 a.m. on the Monday morning of your collection week.

For an annual bulk trash schedule please visit the Town of Gilbert's website at GilbertAZ.gov.

If you cannot wait for the scheduled bulk collection date, you may call the Town of Gilbert at 480-504-6400 to arrange for a special pick up. Please notify the Association office if a special pick up is scheduled.