

Ray Ranch Estates

A Publication of the Ray Ranch Estates Homeowners' Association

Winter 2006

Roof Rats

Yes, we have them!! You may not see them, but they are here. They have been reported in several areas of our neighborhood. They have probably been here for a year or so; one family has killed five in the last couple of months. The only way to get rid of them is for everyone to participate in their elimination. This will mean over the next year please clear vegetation from around your house, clean up wood piles etc., trap or poison them, pick your oranges and grapefruit early and not leave any on the trees. Traps can be obtained from Tempe Feed and Tack, 1041 W. University, Tempe (480-966-3884). Traps cost about \$6.00 each (an average yard will need several of them) and bait, such as "Just One Bite" is also about \$6.00 a package. We hope to have a meeting in the subdivision sometime during the Spring of 2007 to go over efforts we need to put forth to eliminate the problem. Until then the Website www.roofrat.net will provide needed information. We will all have to work together to eliminate them.

Termites

Several houses have also reported termites in the center of the subdivision. Please check your foundation for their trails and take steps to make sure they don't invade your house.

The original termite protection on our homes has expired. It is recommended that termite treatments be applied every five years. The first-time cost is about \$800 for a 3,000 sq ft, single story house. Treatments for two-story houses should cost less. To apply the termite poison, they drill small holes each 1.5 feet around the total foundation and through the garage.

Termites like moist soil, and become more active after rains. A good preventative measure is to keep plants away from the stem wall of the house. Also keep dead wood, including fire wood, away from the house.

Green Garbage Cans

The City of Chandler is considering adding a third trash can, for green yard waste (at \$5.00 per month) sometime in 2007. Given that many of us, with our comparatively large yards, have an abundance of trash, this might allow us to feel good about taking out the trash every week. Please email or call the City of Chandler if you support this idea.

Unwanted Weed in our Lawns

Over the last several years the summer weed "Nut Grass" has invaded many of our lawns. This unattractive weed grows much quicker than your grass. To help combat, use the product "Manage," which can be obtained from a good nursery. It is usually kept behind the counter and is expensive, about \$20.00 an application. Be sure to use a "Sticker" product with it so it can stick to your Nut Grass. It takes a year or more to eliminate Nut Grass. Nut Grass is an aggressive weed requiring monthly applications of the product "Manage" during the summer months. For Nut Grass outside your lawns mix "Roundup" in a spray bottle with about an inch of rubbing alcohol (the type you get at the grocery store). Lets all work together to remove this unsightly weed from our yards.

Website

Our previous web site has made a comeback. The URL is:

<http://www.rrestates.com/>

If you would like to receive notification of updates, please send an email with your request to erictisinger@cox.net, and you will be added to the update list. People who have already submitted their email addresses through Walt Bennett will be added to the list.

Car Theft

Car theft is still an issue in our neighborhood. Try to keep you cars in your garage whenever possible. As close as we are to the Freeway, we make a good target.

New Landscape Committee

At the 2006 annual meeting, a Landscape Committee was formed to address issues in the subdivision. The committee consists of Cesar Oyagve, William Crawford, Shawna Bergsma, and Don Jackson.

HOA Dues for 2007

The board voted in September 2006 not to increase the HOA assessment in 2007. It will therefore stay the same as in 2006.

New Board: A new board has been elected. The board now consists of:

President – Eric Tisinger
erictisinger@cox.net
480-598-5253

Vice President
Carol Lund

Treasurer
Chet Jaehnig

Secretary
Scott Russell

Member at large
Shawna Bergsma

Community Manager

Kevin Leastman kevin@kinneymanagement.com 480-820-3451 ext. 236