

DIRECTORY

SAN TAN VALLEY | QUEEN CREEK | SAN TAN REGION

LIBBORTS	
AIRPORTS	/ / O O O O O O O O O O O O O O O O O O
Phoenix/Mesa Gateway Airport	(480) 988-7600
AMBULANCE	
Southwest Ambulance Service	(520) 836-0284
(Non-Emergency)	
ANIMALS	
Arizona Humane Society	(480) 366-4617
Pinal County Animal Care & Control	(520) 509-3555
Maricopa County Animal Care & Control	(602) 506-7387
CHAMBER OF COMMERCE	(480) 788-7516
EDUCATION	
	(E20) 404 E444
Central Arizona College Central Arizona Valley Institute of Technology	(520) 494-5444 (520) 423-1944
Florence Unified School District	(520) 866-3500
J.O. Combs Unified School District	(480) 987-5300
Queen Creek Unified School District	(480) 987-5935
Pinal Gila Community Child Services	(520) 723-5321
(Head Start)	(320) 723 3321
	STATE OF THE PARTY
FIRE	(490) (27 (200
Rural/Metro Fire Department	(480) 627-6200
(Non-Emergency)	
PINAL COUNTY	(520) 866-6000
TOWN OF QUEEN CREEK	(480) 358-3000
TOWN OF FLORENCE	(520) 868-7500
HOSPITALS	
Banner Ironwood Medical Center	(480) 394-4000
Florence Hospital at Anthem	(520) 868-3333
Frontera EMPACT	(480) 317-2213
Mercy Gilbert Medical Center	(480) 728-8000
	(100) 120 0000
INFORMATION	
AZ Road Conditions	5-1-1
Voter Registration United States Postal Service	(520) 866-6830
Utilited States Postal Service	(800) 275-8777
NEWSPAPERS	
Florence Reminder & Blade-Tribune	(520) 868-5897
SanTanValley.com	(602) 348-0238
San Tan Valley/Queen Creek Independent	(623) 445-2836
Southeast Valley Ledger	(480) 745-1055
Tri-Valley Central	(520) 836-7461
POLICE	The state of
Emergency	9-1-1
Pinal County Sheriff's Dept.	(520) 866-5111
(Non-Emergency)	
POISON CONTROL	(800) 222-1222
SUBSTANCE ABUSE	
San Tan Valley Substance Abuse Coalition	(480) 525-3562
Suicide Prevention	(800) 273-8255
TDACU	
TRASH	(490) 092 0400
Right Away Disposal	(480) 983-9100
UTILITIES	
Johnson Utilities (Water, Sewer)	(480) 987-9870
City of Mesa (Gas)	(480) 644-2011
Salt River Project, SRP (Electric)	(602) 236-8888
Cox (Cable, Phone, Internet)	(623) 594-1000
Century Link (Cable, Phone, Internet)	(800) 475-7526



| Community Contacts |

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Sarah.Holcombe@FSResidential.com

Sr. Compliance Coordinator **LAUREN TOTTY** Lauren.Totty@FSResidential.com



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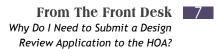


JUNE / JULY 2018













Spotlight Events 12 Donuts with Dad Family Movie Night & more!

> Community Clubs | 13 Interested in Joining? Yoga in the Park

Culinary Corner Better than the Colonel Fried Chicken

> Gothic Logic 15 Tree Trimming

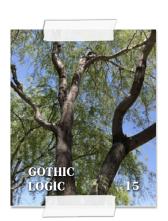














A MESSAGE FROM THE BOARD OF DIRECTORS





Fellow Homeowners,

The Board would like to thank all those that attended the 2018 Johnson Ranch Annual Meeting. We had a great turnout and it was wonderful to see so many people interested in our community.

UPDATE

For those that were unable to make it, (or may not have heard), Homeowners voted to increase the Board from 5 to 7. The members on the Board until March/April 2019 are; Tim Bushnell, Dave Jones, Michelle DeVoe, Jack Ruedy, Britani Potter, Robert Rooney and Conan Brink.

CLARIFICATION

One of the primary objectives in the coming months will be for the Board to partner with our management company, FirstService Residential, to develop a "Strategic Community Plan" that will map out the vision, mission, priorities, goals and tasks for Johnson Ranch over the next five plus years.

One piece of the Strategic Community Plan is addressing maintenance and upgrades of our current amenities and common areas but it is equally important to look towards the future for possible additional amenities in a comprehensive; one, two, five-year plan (and possibly beyond) to maintain our community's health and well-being. This planning activity will take many, many months and will require various experts and of course, input from Homeowners. As the total plan is being developed, the Board has asked the Landscape Committee to identify 2-3 landscape projects which can be initiated in 2018 to demonstrate visible improvements in the Johnson Ranch common areas.

The Board wants to clarify that no decisions have been made on any future major amenities, indeed, the first steps have barely been initiated. The Board obtained some possible ideas from Homeowners, a landscape architect, a recent survey with nearly 2,000 responses and continues to utilize the Landscape Committee in gathering information from residents. We have a long way to go, but the Board is energized towards creating this Strategic Community Plan in a methodical, careful and responsible way and will continue to want your involvement and input.



THINGS TO NOTE

The Board just approved 25 additional pet waste stations throughout the community. If you are a pet owner, please utilize these stations to pick up after your pet as it's your responsibility to be respectful of others that share these common areas with you.

In the next several months we are working on repairing, replacing and adding benches and trash receptacles throughout the community starting around the catch and release pond and the 9-hole pitch and putt course between the Stardust recreation area and the HOA office.

We want every Homeowner to know what is going on in the community, so if you are not receiving the weekly e-blasts, please contact the HOA office at 480-987-8073.

The Board encourages all Homeowners to attend open meetings; this is where you can find out all the various activities that are being discussed, researched or are in the process of being implemented. Meetings are held twice a month; dates and times are notified through the weekly e-blasts.

Works sessions are 6:00pm on the second Tuesday of the month and for the most part, no voting occurs. At these meetings, the Board goes into

depth on each agenda item ensuring each Board Member is clear on the impact, details, cost, reasoning etc. In some cases, topics are tabled if more research/information is required. If the topic has all the information the Board needs in order to make a decision, it is placed on the General Board Meeting agenda where the Board will vote on it.

The General Board meetings are held on the fourth Tuesday of every month at 6:30pm. At both sessions, there is opportunity for Homeowners to address the Board with any questions or concerns.

All open sessions are accessible to Homeowners to listen in via teleconferencing by calling 605-472-5634 and when prompted, enter 707319#. For our winter residents, we encourage you to use this feature to stay informed of what is happening in the community.

As summer approaches (and kids are on break from school), we would like to remind Homeowners of a few things:

Common areas are for the use and enjoyment of all. Please be mindful of the rules in each of these areas and ensure that children are supervised at all times

Vandalism is costly to all Homeowners. If you or your children damage property and are found guilty, you will be responsible for the costs of repairs

If you're out enjoying the community, make sure to stay hydrated! Pack extra bottles in your car and bags (and don't forget some for your pets too!)

Although not all traffic travelling through Johnson Ranch are residents, especially during the Hunt Hwy closure, please obey posted speed limits and be mindful at night of people out walking

FINANCE

Due to careful budget management and robust home resales in 2017, \$600,000 has been identified as not required to meet 2018 day-to- day operating expenses. These funds have been set aside in a "Capital Improvement Fund" to be used for the benefit of Johnson Ranch. For example, funds can be allocated to meet the Reserve Fund goal of 70% (fully funded), saved for projects in 2019 and beyond, and/or pay for non-budgeted projects in 2018. These decisions will be made as part of the development of the Strategic Master Plan.

Thank You and have a safe Summer!

Johnson Ranch Board of Directors





Robin Scott General Manager

As your General Manager for Johnson Ranch Community Association, there are many rewarding aspects, mixed in with challenging facets as well. I appreciate the challenges as they present themselves, as they teach us the most important lessons and encourage growth and improved practices. In the five short months my team and I have been managing your beautiful community, we have had the privilege

of meeting many of you and assisting you with your needs. We have also had the opportunity to begin assessing the immediate and long-term needs and goals of Johnson Ranch. In partnership with the Board of Directors, we are working on the Strategic Community Plan (SCP) that will map out a design to ensure the continued health, growth and wellbeing of Johnson Ranch.

These first few months have brought to light some misconceptions regarding the roles of the Management Company versus the Board of Directors, versus Pinal County. Although it would be impossible to list all duties each entity performs, I thought I would touch on a few things that might help clear up some lingering questions:

The primary purpose of your Board of Directors is to act as one leadership voice for the community, recognizing that their fiduciary duty is to preserve, maintain and enhance the value of the assets of the community and corporation by enforcing the governing documents, levying and collecting assessments, and conducting business on behalf of the corporation. Your Board takes this responsibility very seriously, and in partnership with us (FirstService Residential) as your Management Company, desires to be servant leaders, build community, and increase property values.

There has also been confusion regarding the Board of Directors' "Work Session" versus the Board of Directors' "Open Session" Board Meeting.

- The Board of Directors' "Work Session" is held the second week of the month. This meeting helps determine what items will be added to and voted on at the Open Session Board Meeting.
- 2. The Board of Directors' "Open Session" Board Meeting is held during the fourth week of the month, and the agenda items, created at the Work Session meeting, are voted on. The Open Session Board Meeting is where decisions for the community are made by the Board and recorded in the meeting minutes.

3. Both meetings are open to all homeowners and open forum is held for you to express your ideas and concerns at each meeting.

As your Management Company, we provide guidance and assistance to the Association, its Board, and its committees in the performance of their obligations and duties as specified in the Association's governing documents and applicable laws. Our role is to implement the decisions and policies set forth by the Board. The Association retains the sole responsibility for all financial decisions, for complying with and enforcing the Association's governing documents, and for complying with all applicable laws. Many answers to your questions can be found in your governing documents. As your General Manager, I also serve as the liaison between homeowners and the Board of Directors. If you've ever wondered why contact information for the Board of Directors is not readily published, aside from the fact that it would be cumbersome to ask of them, as volunteers, to take emails and phone calls from 6,071 homes, it is more about the Arizona Open Meetings Laws that prohibit Board members from having conversations regarding community related business outside of an Open Board Meeting. As liaison, your concerns are shared with me so that in return, I may distribute them to the Board as a "whole" to be discussed in an Open Meeting. Should you ever wish to address the Board directly, this may be accomplished in open forum at an Open Session Board Meeting or you may email/drop off a letter to Management and it will be delivered to the Board of Directors.

Pinal County is responsible for all street lights, sidewalks and streets in the common areas that adjoin the major roads in the community. Should you happen to see street lights out, cracked sidewalks creating a tripping hazard, or major potholes in the streets, please call Pinal County. Management also reports these needed repairs as we find them. In addition, you would call Pinal County (rather than Management) for the following issues: abandoned vehicles, noise complaints, barking dogs, feral cats, suspicious activity (or 911 as needed), illegally parked vehicles, homeowner to homeowner disputes and much, much more. If you're not sure, you may call our Management office and we will direct you.

As homeowners, you carry the responsibility of understanding and upholding the rules and regulations of the community. By doing so, you play an important role in preserving the health and well-being of this beautiful community you call "home." We appreciate each one of you and thank you for all that you do to ensure Johnson Ranch remains a desirable community in which to live.



WHY DO I NEED TO SUBMIT A DESIGN REVIEW APPLICATION TO THE HOA?



In addition to the CC&R's and Bylaws, Johnson Ranch has adopted Association Design & Landscape Guidelines intended to provide specific standards that have been carefully developed to reflect a balance between individual rights and what is in the best interest of the Association while ensuring property values. Before making improvements, alterations, repairs, additions, or any changes to the exterior or your home (including colors of your home), a design review application must be submitted and approved by the Design Review Committee before beginning the project. What some homeowners may not know is that improvements which would be visible from a neighboring property (in the backyard) shall not be constructed or installed without the prior written approval of the Design Review Committee. This is very important, as a neighbor may believe a structure was built without permission and is not in compliance with the Design Guidelines. In some instances, they may seek to have construction halted or even insist that the partially constructed portion be removed completely for being in violation of the Association's governing documents. Architectural review litigation is highly unpleasant, costly and time consuming for both the homeowners and the HOA.

For some buyers, it is a deal breaker to be told what color you may paint your house, how tall the structure in your backyard may be, what color of landscape rock you may use, how many plants you may plant, etc. These are just a few examples of why it's so important to read and understand the HOA guidelines and rules before purchasing or renting in a community with a homeowner's association. You may need to find a community that better fits your special needs and specific requirements after review of the governing documents. As your Management Company, it is extremely imperative for our homeowners to understand they must submit a design review application to the Design Review Committee to avoid costly mistakes. It is the best way to uphold compliance with the guidelines while maintaining a positive experience for those who live in the community. When in doubt, please do not hesitate to reach out to the HOA onsite office for guidance and answers to questions you may have. You may e-mail our Residential Community Manager at april.selvidge@fsresidential.com or call our office at (480) 987-8073.



Community Snapshots











































JUNE

WEEKEND EVENTS

SUN	MON	TUES	WED	THURS	FRI	SAT
 					1 BBQ Night	2 Landscape
 					w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	Committee 8:00am @ Lakeview Ramada
3 	4	Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	6 Design Review Committee 4:00pm @ Onsite Office	7	8 JR Family Movie Night 8:00pm a The Terrace at The Golf Club at Johnson Ranch BBQ Night w/ Live Music a The Terrace at The Golf Club at Johnson Ranch	9
10 	11	Board of Directors Work Session 6:00pm Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	13 Make & Take Craft 10:00am Fluffy Slime	Get Splashed! Waterslides, music and more! 5:00-8:00pm @ Indigo Sky Pool	BBQ Night w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	Donuts w/ Dad & a Craft 9:00am PaintNite 4:00pm @ The Terrace at The Golf Club at Johnson Ranch
Father's Day Brunch 9:00am-1:00pm @ The Terrace at The Golf Club at Johnson Ranch Call for Reservations 480-987-1307	18	Game Truck for the Teens 10:00am-Noon Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	20 Mix N' Mingle with New JR Residents 7:00-9:00pm @ The Terrace at The Golf Club at Johnson Ranch RAD Bulk Trash Pick Up	21	BBQ Night W/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	23
24	25	26 Board Meetings Executive 5:30pm Open Session 6:30pm Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	27 Make & Take Craft 10:00am Fourth of July Craft	28 Family Movie Night The Incredibles 2 5:30pm @ Harkins Theater Seating is limited	BBQ Night W/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	30

Save the Dates







JULY

WEEKENDEVENTS

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2	3	4	5	6	7
 		Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	TBA Fourth of July Celebration ONSITE OFFICE CLOSED INDEPENDENCE DAY		BBQ Night w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	Landscape Committee 8:00am @ Lakeview Ramada
8 - - - -	9	10 BOD Work Session 6:00pm Game Truck 10:00am-Noon Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	11 Make & Take 10:00am Fidget Spinners Design Review Committee 4:00pm @ the Rural Metro Fire Station	Get Splashed! Waterslides, music and more! 5:00-8:00pm @ Indigo Sky Pool	BBQ Night w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	14
15 	16	Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	18	19	JR Family Movie Night 8:00pm Popcom, Cotton Candy & Treats BBQ Night w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	Johnson Ranch Ladies Paint Night 7:00-9:00pm (a) The Terrace at The Golf Club at Johnson Ranch
22 	23	Board Meetings Executive 5:30pm Open Session 6:30pm Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	25 Make & Take Craft 10:00am Inspirational Rocks	26 Family Movie Night Mama Mia - Here We Go Again 7:30pm @ Harkins Theater Seating is limited	BBQ Night w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch	28
29 	30	Taco Tuesday w/ Live Music @ The Terrace at The Golf Club at Johnson Ranch				

MONTHLY MEETINGS

DESIGN REVIEW COMMITTEE

First Wednesday of each month I 4:00 p.m.

Hosted at: Onsite Office

Contact: April Selvidge April.Selvidge@FSResidential

BOARD OF DIRECTORS WORK SESSION

Second Tuesday of each month I 6:00 p.m.

Hosted at: ACC Room A100/101

Contact: Robin Scott Robin.Scott@FSResidential.com

LANDSCAPE COMMITTEE

First Saturday of each month | 8:00 a.m.

Hosted at: Lakeview Ramada

Contact: the HOA Office at 480-987-8073

BOARD OF DIRECTORS MEETING

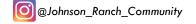
Fourth Tuesday of each month I 6:30 p.m.

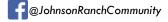
Hosted at: ACC Room A100/101

Contact: Robin Scott Robin.Scott@FSResidential.com

RESIDENTS WELCOME TO ATTEND!

















Community Clubs



LOOKING TO MEET NEW NEIGHBORS?

JOIN ONE OF THE COMMUNITY CLUBS!

ALL ARE
WELCOME!
PLEASE
CONTACT THE

CLUB LEADER

TO JOIN.

The Johnson Ranch Community Association currently has these community clubs. Interested in joining? Please contact the Club Leader.

Bridge | Club Leader: LuAnn Sickas | lsickas@hotmail.com

Mahjong | Club Leader: Karen Leonard | vintagedkl13@gmail.com

Pickleball | Club Leader: Jack Ruedy | jackruedy@gmail.com

Pinochle | Club Leader: Luisa Lesneski | luisalesneski@gmail.com

3D Card Making | Club Leader: Frances Prichuk | prichuk@hotmail.com

Texas Hold 'Em | Club Leader: Evie Carpenter | tomandev@supplyhardware.net

Bunco | Club Leader: Gretchen Chesney | gretchenchesney@aol.com

Gin Rummy Card Game | Club Leader: Joel Rosenfield | jrlvbound@aol.com

Canasta Club | Club Leader: Bonnie Matthew | bcmr1942@aol.com

San Tan Valley Democrats | Club Leader: Natali Bock | stvdemocrats@yahoo.com

San Tan Valley General Federation Woman's Club | Club Leader: Lori Leiman | 480-699-5907

Golf Mixer | Club Leader: Kristin Heffern | relaxnow@cox.net

Johnson Ranch Women's Golf Association | Club leader: Bonnie Wasson | bwasson60@gmail.com

San Tan Valley Republicans | Club leader: Kathy Nowak | stvrcgop@yahoo.com

Interested in starting a community club or are you leading one that you don't see listed? Please contact the Community Office at 480-987-8073.



AQUA ZUMBA

Location: Lakeview Pool Class Schedule: Saturday 9:00am

Fee: \$5

If you are interested in Thursday night classes please contact Robyn Lee.

Are you ready to try something new and so fun you forget you are working out? Come and try an Aqua Zumba Class. Let the music move you and have fun, yes fun!

Aqua Zumba- No equipment is used in this type of class. Class is open to men and women of all ages. Aqua or mesh athletic shoes and aqua gloves are recommended.

Please wear a swimsuit suitable for an active aerobic workout. Bring your towel and water bottle.

Contact: Robyn Lee at azrleezumba@hotmail.com

RESIDENTS
OF JOHNSON
RANCH CAN
ENJOY A
VARIETY OF
FEE BASED
PROGRAMS
CLOSE TO
HOME.







WHAT YOU'LL NEED:

8-10 Pieces of Chicken (best with skin on)

- 1 1/2 Cups of Flour
- 1 Pkt (dry) Good Seasons Italian Dressing mix
- 1 Envelope (dry) Tomato Cup of Soup
- 2 Eggs
- 1/2 Cup of Milk

Vegetable Oil to Cover 1/2" Deep in Skillet

DIRECTIONS:

- 1. Combine eggs and milk. Set aside.
- 2. Combine flour, soup mix and Italian dressing mix.
- **3.** Dip chicken pieces in milk/egg mixture then roll in flour/seasoning mix. Repeat.
- **4.** Fry over medium heat for 25 to 30 minutes (or until cooked thoroughly), turning often
- **5.** Enjoy hot or cold!

If you make this recipe we would love to see how it turned out or what you did to put your own spin on them. Tag us @JohnsonRanchCommunity





TREE TRIMMING

KEYS FOR PROPER PRUNING

- Never remove more than 1/4 of a tree's crown in a season.
- · For most species, the tree should have a single trunk. Identify the best leader and later branches before you begin pruning and remove defective parts before pruning for form.
- · Keep tools sharp. One-hand pruning shears with curved blades work best on young trees.
- For high branches use a pole pruner. A major job on a big tree should be done by a professional arborist.

Below are 2 pictures of Mesquite trees that were trimmed correctly.





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REASONS FOR PRUNING

- To train the plant
- To maintain plant health
- To improve the quality of flowers, fruit, foliage or stems
- To restrict growth







Let us help you reach your goal.

