



## **HOME OWNERS TAKE OVER THE REINS AT POWER RANCH WITH NEWLY-ELECTED RESIDENT BOARD OF DIRECTORS**

*- Developer-Sponsored Education, Training Result in Smooth Transition -*

Power Ranch in Gilbert has elected its first resident-controlled home owners association board of directors, involving preparation and education that will benefit the community and its residents for years to come.

The five members comprising the new HOA board took over the reins from the three-member, developer-run board during the community's well-attended annual meeting on Jan. 22 when the election results were announced. A total of 19 residents with diverse backgrounds and experience, vied for the five spots.

"It gives you an idea of the level of involvement and strong sense of community the residents have here," said Stephanie Wilbanks, director of marketing for Power Ranch's developer, Sunbelt Holdings, and a former HOA board member.

With approximately 10,000 residents, Power Ranch is a 1,414-acre community located at Power and Germann roads. It opened in 2000 and is projected to have 5,200 residential units at completion.

For nearly five years, Sunbelt Holdings had been laying the groundwork to insure a smooth transition from a developer- to a resident-run board that would build on the legacy left by the developer.

Through the years Sunbelt Holdings has established a reputation for creating award-winning master plans where people are friendly and neighbors know each other.

Power Ranch has become known for these attributes as well as for being a family-oriented community with access to more than 240 acres of open space and amenities that are well-utilized by residents.

“A well thought out transition plan helps to insure that Power Ranch continues to run smoothly,” said Wilbanks.

Planning began with the creation of the Power Ranch Neighborhood Advisory Council in 2004. Comprised of residents, the council met periodically to provide input on issues ranging from landscape maintenance to basketball hoops in backyards.

For the developer, the council served as a sounding board for honest opinions on ideas and potential solutions to problems. But for the council members, “they began to understand the decision making process and the many factors that ultimately lead to a decision or solution,” said Wilbanks.

Then, in early 2008, Sunbelt Holdings redefined the council’s role to encompass the upcoming transition. Council members attended monthly developer-sponsored training sessions to learn architectural review guidelines, how to read a financial statement and parliamentary procedures.

”In the end, she added, “the community turned over to a well-educated board of directors that is prepared for the responsibilities ahead.”

The five new board members have lived at Power Ranch for an average of four years. Four most recently served on the Neighborhood Advisory Council and the fifth is a former council member.

As shared with residents during their election campaigns, every board member recognizes the need to preserve the community’s family orientation,

quality of amenities and close-knit neighborhoods--attributes that originally drew them to Power Ranch and which they now enjoy as residents.

The new board will work with the longtime, on-site management company, Capital Consultants Management Corporation, which smoothly transitioned Johnson Ranch in Queen Creek in 2007 and Sonoran Foothills in north Phoenix in 2008 for the developer. Another Sunbelt Holdings community, McDowell Mountain Ranch in Scottsdale, had a similar transition in 2000.

“The HOA office is here and all the records for the community are on site. Everything is ready and waiting for them.”

Power Ranch has 11 residential neighborhoods and amenities such as two clubhouses, each with a pool, catch-and-release fishing lake, and lakeside trails; and open space including 120 acres of turf, 14 small greenbelt parks and a 10-acre soccer complex. A 26-mile trail system traverses all neighborhoods.

Power Ranch K-8 Elementary School and Centennial Elementary School, which is under construction and scheduled to open for the fall 2009 semester, are located within the community.

Currently, four home builders--D.R. Horton, Richmond American, T.W. Lewis and Trend Homes--offer nine new home collections.

For information, visit [www.powerranch.com](http://www.powerranch.com).