

## **Kempton Crossing Homeowner's Association** **2013 Report from the President**

[www.kemptoncrossinghoa.org](http://www.kemptoncrossinghoa.org)

**Playground Tot Lot:** This year we have continued to make this area better for all our residents and this included additional lighting at night under the canopy and out in the grass. We hope you will take advantage of this facility.

**Management:** Mid year the Association had a change in managers from VIP Property Management. The Owner of the Company, Rudy Frame took over our account and we are pleased with the continued great service. Rudy and VIP work hard to communicate with all the Owners and to provide advice to the Board and consistent service to all the Owners. You can reach Rudy by e-mail, [rudy@vippropertymanagement.com](mailto:rudy@vippropertymanagement.com) or his direct line, 480-585-1625.

**Website:** We would encourage you to visit the Association's website, [www.kemptoncrossinghoa.org](http://www.kemptoncrossinghoa.org) on a regular basis. You will find approved minutes from Board Meetings, Board Meeting dates and other valuable documents for you to use in managing your home.

**Socials:** The Annual Holiday event was held this past December and it was a success for all. We hope to see even more of you out next year. While not a social event, the scheduled Garage Sale weekend also held this last fall saw a great deal of traffic and from what we hear, a lot of new storage space is available in the homes of those that participated.

**Signs:** The Board has been researching the possibility of an additional monument sign on Cooper. If it is allowed by the City and the costs are reasonable, the Association will consider such an addition. We are also looking into lighting these signs with solar if possible as well as regular electricity.

**Trashcans** are not to go out to the curb until the evening before pick up no earlier than 5pm and must be in by 11pm the day of pick up. When not out for pick up, trashcans are to be stored out of sight behind your fence or in your garage. They may not be visible from the street or by a neighbor.

**Garage doors** need to be kept closed when not open to enter or exit and garage doors must be painted the same color as the house. Please be sure to remember when doing repairs or replacing a door.

**The walls** between you and your neighbor are a shared responsibility. Any work or irrigation that alters the walls or causes instability must be corrected by that Owner. Also, frequently we are seeing the walls to the front and in some cases along the sides are in need of painting and this is the responsibility of the Owner to take care of both interior and exterior except where there is HOA common area.

**Pets:** With so many animal lovers in our community, it is important that all Pet Owners clean up after their pets and be sure they do not disturb the neighbors by constant barking. Leaving your pet out while away often creates problems you might not be aware of. Also Cat Owners need to be responsible for their Pets. While

this type of pet seems to have more independence, it is important to know that Cat Owners are no less responsible for the actions of the cats that they feed and or own.

Violations: Each Owner needs to be responsible for their property and to make sure they are not in violation of the rules of our community. The documents were created to help protect the values and enjoyment for all Owners and Residents. A reminder to all Owners who are Landlords, that they are responsible for the actions of their tenants. Where possible, we will send out a Courtesy Notice to an Owner for a first time violation. However if the violation continues or is repeated over the next year, a fine may need to be imposed as regrettable as it is to your Board of Directors. The most common violations are parking, trashcans, yard maintenance and exterior upkeep of the homes. If you have an issue, complaint or see a violation, it needs to be sent to the Property Manager in writing. E-mail is fine and you can reach the Manager by going through the website and using the "Contact Us" tab or e-mailing Rudy Frame directly at [rudy@vippropertymanagement.com](mailto:rudy@vippropertymanagement.com)

The meeting dates for the beginning of 2013 are

January 21 <sup>st</sup>	Annual Meeting
February 18 <sup>th</sup>	Board Meeting
March 18 <sup>th</sup>	Board Meeting
April 15 <sup>th</sup>	Board Meeting

All meetings start at 7pm and are held at **Congregational Church of the Valley** **240 S. Cooper Road Chandler, AZ 85225.** The meeting dates are also posted on the website as well and any changes to the dates and additions will be posted there.

Sincerely

Werner Buchmann  
President  
Kempton Crossing HOA.