



# KEMPTON CROSSING NEWSLETTER

JANUARY 2011

VISIT OUR WEBSITE: [www.kemptoncrossinghoa.org](http://www.kemptoncrossinghoa.org)

## Happy New Year Residents....

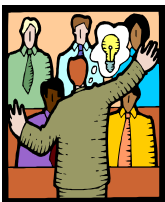
For so many of us, New Years means new resolutions. Whether it is to quit drinking, lose weight and or stop smoking, we continually want to improve on bad habits. Here are a few pointers to help set and reach resolution goals. Start with the principle that one and only one resolution at a time is required. Consider the one bad habit that is most critical to your health and well being and tackle it first! Break your resolution into small manageable steps and be realistic about it!! ***For example weight loss***; Fifty pounds in fifty days will land you in the hospital if you are foolish enough to starve yourself to succeed. Think of your success as a three-stage process. In the first quarter of this new year, you will achieve one third of the loss (i.e. 20 lbs.), the second quarter will be the next 20 and by the end of September, you will achieve the total loss. There is no big "secret" relative to the attraction theory that you can achieve what you want by focusing on it, visualizing the goal and as a result, motivating your actions to achieve it. Put pictures of yourself - at your healthiest weight - everywhere. Think about it all the time. Use motivational audiotapes to repeat the message. "I will achieve my goal". Tell other people and ask for their help in accomplishing your objective. Ask them not to tempt you if you are trying to lose weight and ask if they would be to work out with you at the gym 2-3 nights per week if possible. You can renew an old friendship or find a new buddy to help motivate you to change your habits. If you do have a moment of weakness and slip up a bit, that's okay, you are human. Forgive yourself, and the very next day, work twice as hard on your goal, strengthening your resolve even more. **Have faith in yourself**. You can do anything if you set your mind on that goal. Remember that it is never too late to become what you might have been.

### "KEEP ALERT" IN OUR NEIGHBORHOOD

Our neighborhood is a target for home invasions and vandalism! Please report suspicious activity to the Chandler Police and the HOA mailbox! **Chandler Police Non-emergency: (480) 782-4130**

The HOA board continues to receive complaints of residents walking their Pets and not picking-up the feces (*poop*) It is not your pet's responsibility to pick-up, **IT's yours!** Violations are enforceable by citations ether by the HOA or Chandler Police. If you witness a violator, please send an e-mail to the HOA newsletter mailbox. All complaints will be investigated!

### HOA BOARD MEETINGS



The **Annual / Resident HOA Board** meeting will be held on:  
**Monday, January 31, 2011 7: pm**

Our HOA Board Meetings are held the **third Monday** each month at **7:00pm** at the Community Congregational Church 240 S. Cooper Road. Chandler

**February 21, 2011      March 21, 2011**

**ALL HOMEOWNERS ARE WELCOME!      We would like to see you there....**

#### VIP Property Management

26546 N. Alma School Rd. Ste. 100 Scottsdale, AZ 85255

HOA Property Manager: Janet Giannini Phone: 480-585-8684 Fax: 480-585-8650

E-mail: [Janet@vippropertymanagement.com](mailto:Janet@vippropertymanagement.com)

Kempton Crossing HOA  
c/o VIP Property Management  
26546 N. Alma School Rd. Ste. 100  
Scottsdale, AZ 85255

**\*\*HOA RULES AND VIOLATIONS \*\***



Board members have notice a number of HOA rules being violated. Areas of concern are:

**RV Gates needing painted, Front Doors needing treatment, Landscaping cleanup,  
Pet Feces being left in common areas and Street Parking.**

Violations can and will result in fines assessed against the home owner! We encourage you to review the HOA rules for complete compliance! If you do not have a copy of the HOA, you can obtain information on the Kempton Website or contact the VIP Property Management. **It is every homeowner's responsibility to maintain their lots in accordance with the HOA .**

**Questions? Concerns? Complaints? Call: VIP Property Management**

**HOA Property Manager: Janet Giannini** 26546 N. Alma School Rd. Ste. 100 Scottsdale, AZ 85255

**Phone: 480-585-8684 Fax: 480-585-8650 E-mail: [Janet@vippropertymanagement.com](mailto:Janet@vippropertymanagement.com)**

**HOA DUES:** \$100.00 due and payable quarterly on or before Jan. 15th, April 15th, July 15th, and Oct. 15th

**Volunteer Board members:**     **President:** Werner Buchmann     **Vice President:** Jeff Forman  
**Secretary:** Bruce Kappelle     **Treasurer:** Allen Lund     **Member-at-Large:** Jackie Barker

**Kempton Crossing Website** [www.kemptoncrossinghoa.org](http://www.kemptoncrossinghoa.org)

Includes: **Business and Services** advertisements by Kempton Crossing Residents, Previous Newsletters, **Property Owners Manual**, and Approved House Paint Colors. **Request for Architectural Approval Forms**, Architectural Guidelines Common Area Reservation Form, Community Photos, & Alerts!

**To be added to the Neighborhood e-mail list or to advertise your business or service**

**(free to Kempton Crossing residents only):** Send an e-mail to: [kemptonnewsletter@hotmail.com](mailto:kemptonnewsletter@hotmail.com)

All communication is done by BCC (blind carbon copy) so that e-mail addresses are kept private and not shared.

**City of Chandler Contacts:** Website: [www.chandleraz.gov](http://www.chandleraz.gov)

**Chandler Police Non-emergency: 782-4130**

Sewer/Water Dept. emergency: 480-782-4130

City Neighborhood Services: 480-782-4320

**Graffiti Hotline: 480-786-4322**

Streetlight Repair : 480-782-3460

Solid or Hazardous Waste : 480-782-3510

Barking Dogs: 480-782-4130

## NEIGHBORHOOD SERVICES



**McNeil Painting LCC:** Offers residential/commercial painting, interior and exterior. *Kempton Crossing Resident.* Call Paul at 602-622-2041 for special rates for our neighborhood. ROC 240721. Licensed, bonded, insured.

**Transportation:** Looking for a new or used car? Get the inside scoop on what you should do before you set foot on the lot. Call David Goldberg the Personal Transportation Consultant @ 480-310-1203.



**The House of Wax:** For a beautiful **wax shine** on Autos, Trucks, Small Boats, Jet Skis, Go-carts Showroom quality. Call for a free estimate. Bob Bolton 480-786-5950

**Dawn till Dusk A/C & Heating, Inc.:** Service, Sales, Repair, Installation, Remodels and New Construction. Servicing all brands. American Standard Dealer. Residential ROC218897 Commercial ROC218898. LICENSED-BONDED-INSURED 17 Years of Experience.

TUNE-UP SPECIAL, ONLY \$ 55.00 (1st unit) *Kempton Crossing residents Only.* Call 480-292-2763 [dawntilduskac@yahoo.com](mailto:dawntilduskac@yahoo.com)



**Wrought Iron:** Wrought iron pool fencing and repairs/welding. Handrails & Security doors. Call Don at 480-247-9420.

**Wire One Electrical Services LLC & Wire One Solar Technologies.** Custom interior & recessed lighting, outlets & switches/dimmers, dedicated circuits, security lighting, additions & remodels, wire inspection & repair Call Wire One Electrical Services LLC @ 480-835-1696 or email [wireoneinfo@yahoo.com](mailto:wireoneinfo@yahoo.com)



**Klein Roofing Services:** 23 yrs in the roofing industry. General roofing repairs & coatings. Flat roof specialist. Coat with white elastomeric roof coatings to add years to the life of your flat patio roof. Call Jeff for a free estimate— 480-226-2202.

### MEDICAL FOR PEOPLE & PETS



**McQueen Veterinary Clinic:** Scott E. McComb, DVM 1020 E. Pecos Rd. #1 (NE corner of Pecos & McQueen) 480-899-0038



**Dr. Radi Rahimi – Back Fit Chiropractic & Rehabilitation**—Chiropractic, Acupuncture, Spinal rehabilitation, Massage Therapy, Nutrition, & more! [www.backfitchiro.com](http://www.backfitchiro.com)

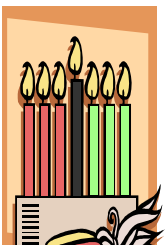
**2 locations:** SE Corner of Ray & Dobson (1949 W. Ray Rd, #14) 480-917-1720  
NW corner of Warner & Val Vista 480-497-2900

### PLASTICS, CAKES, CANDLES, AND FUN



**Tupperware:** All products with a lifetime warranty. For your own personal Tupperware experience or a current product catalog, call your neighbor, Diane@ 480-917-6521 or e-mail, [diane0925@aol.com](mailto:diane0925@aol.com) or go to website at <http://my.tupperware.com/DPEVETO>.

**Gold Canyon Candles:** Variety Fragrances, Seasonal, Baking Collection, Pillars, Votive, and Aromatherapy. Call Paula Casto: 480-899-0639 [pcasto@achen.com](mailto:pcasto@achen.com)



**At Wicks End:** High quality, custom-made candles with superior scents, colors and burning times made in various sizes including containers, tea lights, votives, and holiday candles. Other candles can be made upon request. [atwicksend@cox.net](mailto:atwicksend@cox.net).

**Kasey Mia Bella Candles:** Great Gifts. Make your home smell wonderful. Have a party and receive a free gift. Please visit my website and if you have any questions, call me at 480-247-9420. <http://www.kasevsmiabella.scent-team.com>

**Passion for the Wax Team:** Thanks for burning the best! Penney Wilson, Unit Leader. 480-855-4649 [plcandlelady@qwest.net](mailto:plcandlelady@qwest.net) [www.partylite.biz/pennevscandles](http://www.partylite.biz/pennevscandles) Let PartyLite pay you to party.

## NEIGHBORHOOD SERVICES



**Mona's Craft Works:** Specializing in baby shower diaper cakes, bridal shower gift cakes, & custom photo albums. Call Ramona Gomez at 480-917-7960. [celirose2006@yahoo.com](mailto:celirose2006@yahoo.com)



**T-Shirt Painting:** Have a T-shirt Painting Party! I will bring the t-shirts (all sizes) and supplies. For more information go to [www.tpaintingparty.com](http://www.tpaintingparty.com) or contact Carolyn at 480-650-2856 or [info@tpaintingparty.com](mailto:info@tpaintingparty.com). Mention this Kempton Crossing ad and get \$20 off.

### **COMPUTER CONSULTANTS:**



**Computer Engineer** available to do computer repair, maintenance, and system building. Get the speed back in your PC! I can also clean up your virus and spam problems. Call Cliff for a quote. 602-751-6763

**Computer Service or Repair.** Need a new Computer or your current computer problems fixed? Want to switch over to a wireless network? Prices are very reasonable. Will come to you for work or pick up. A+ Certified. Give Mike a call at 602-312-9124.

### **REAL ESTATE PROFESSIONALS**



**RE/MAX Alliance Group:** I live here in Kempton Crossing, and I know the value of the neighborhood! Call Clayton Hoyle at 602-550-0201 ([www.HomesbyClayton.com](http://www.HomesbyClayton.com)) For a direct link to the Multiple Listing Service, complete with street addresses and mapping, go to [remax.com](http://remax.com) and search all listings valley wide.

**US Preferred Realty, INC** Kempton Crossing resident. Call for a free home value estimate or any question on your real estate needs. I have your best interest at heart. Melissa Friesen 602-909-7150 [melissafriesen@cox.net](mailto:melissafriesen@cox.net) [www.propertiesofaz.com](http://www.propertiesofaz.com)

### **NOTARY SERVICE**

**Old West Notary Signing Services:** Joy Wolosonivich, Professional Notary Signing agent. Available for evening, late night and weekend signings! All documents properly signed and notarized! Electronic documents okay! Bonded & insured. 602-770-5980 [joywo@hotmail.com](mailto:joywo@hotmail.com)

### **COUNSELING**



**Counseling Services:** Individual, Relationship, Child, Adolescent, Family, Active Parenting Workshops. Spectrum Falls Counseling 2730 S. Val Vista Dr., Suite 135 Gilbert, AZ 85296 (480) 699-2116.

### **FINANCIAL SERVICES & BUDGETS**



**CAPITAL CHOICE:** The right company for the right reasons...complimentary MONEYMAP analysis to help make financial decisions. We educate families on basic financial principles for future planning using their personal situations. Contact Lisa Smith at 602-751-0230 or by email at [l\\_m\\_smith@cox.net](mailto:l_m_smith@cox.net).

**Tailor-Made Budgets:** Give your dreams a place to flourish with Tailor-Made Budgets. We create personal budget coaching services for individuals and families in the Phoenix area. On the web [at www.tailor-madebudgets.com](http://at.www.tailor-madebudgets.com) or call 480-200-2516

**Working Moms Work @ Home** - Save 40-50% on your monthly grocery costs just by switching stores. Safer for your home, safer for your family, safer for your environment. Scientifically proven effective, mom-proven economical. Call 480-232-0309

### **MUSICAL SERVICES**



**Piano Lessons:** Learn to play the piano! Kempton Crossing resident with 30 years teaching experience is in search of students of all ages and all abilities. Call Patty Conley at 480-782-7523