



KEMPTON CROSSING NEWSLETTER

JANUARY 2012

VISIT OUR WEBSITE: www.kemptoncrossinghoa.org

Happy New Year Residents....

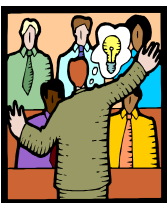
The Kempton Home Owners Association would like to extend its sincere wishes of hope and happiness to all our residents. We hope 2012 will afford you prosperity in your careers, family and overall happiness. Kempton Crossing is a neighborhood filled with caring residents who want to get involved, to watch over neighbor's homes and their children. Over the years, we have had residents who volunteered their time to be part of the HOA Board as an elected official. Other residents assisted on the Social Committee which plans and hosts our Spring Social. As we continue to strive to make our community a better place, we wish to thank all of you who've gotten involved with HOA events and we are asking all residents to consider offering support. In 2012 we will need a new social committee coordinator and volunteers to assist with the spring social. Please contact the HOA mailbox to express your willingness to support the HOA and fellow residents. Additionally, the Board is proud to mention that our HOA community dues are one of the lowest around the Chandler area and that is due in part to resident's compliance with the HOA rules. The Board will be reviewing ideas and plans to improve the community's appearance in landscaping and improvements to permanent fixtures. We are always looking for ideas and want to hear from you!!!! We ask that you please attend our monthly meetings (*dates listed below*) to get updates on improvements and other happenings in our community. Last thought, our newsletter is a great communication tool and if you would like to have something included, notify the HOA mailbox. Again, best wishes for the New Year.

New Years Quote from Ann Landers "Let this coming year be better than all the others. Vow to do some of the things you've always wanted to do but couldn't find the time. Call up a forgotten friend. Drop an old grudge, and replace it with some pleasant memories. Vow not to make a promise you don't think you can keep. Walk tall, and smile more. You'll look ten years younger. Don't be afraid to say, 'I love you'. Say it again. They are the sweetest words in the world."

HOA FRIENDLY REMINDER

The HOA board is reminding all pet owners: It is not your pet's responsibility to pick-up poop, Its **your's!** Violations are enforceable by citations by the HOA. Recently, tire marks appeared in the lawn of the park at the Kempton Rd and Cooper Rd. entrance. Also, there has been broken glass on the roadway throughout our community. We don't know who is responsible but we ask that you are vigilant! If you witness a violator, please send an e-mail to the HOA newsletter mailbox. All complaints will be investigated! Please report suspicious activity to the Chandler Police and the HOA mailbox!

Chandler Police Non-emergency: (480) 782-4130



The **Annual / Resident HOA Board** meeting will be held on:
Monday, January 30, 2012 7:00 pm

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

February 20, 2012 March 19, 2012 April 16, 2012
ALL HOMEOWNERS ARE WELCOME! We would like to see you there....

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

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



Our board members have noticed and received a number of resident complains. Areas of concern are: **RV Gates needing painted, Front Doors needing treatment, Landscaping cleanup, Pet Feces being left in common areas and Street Parking.** **FYI: Campers or Boat and Trailers are not allowed to be parked on Kempton Streets for longer than 24 hours. If you need a longer parking time, it must be approved by contacting VIP Management.** Violations can and will result in fines assessed against the home owner! Please review the HOA rules for complete compliance! A copy of the HOA rules can be downloaded from the Kempton Website or contact the VIP Property Management for a copy. **All homeowners must 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

HOA DUES: \$110.00 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

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

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

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



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



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

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 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

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.

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 www.partylite.biz/penneyscandles 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

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 or contact Carolyn at 480-650-2856 or info@tpaintingparty.com. Mention this Kempton Crossing ad and get \$20 off.

COMPUTER CONSULTANTS:



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) For a direct link to the Multiple Listing Service, complete with street addresses and mapping, go to 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 www.propertiesofaz.com

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

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.

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://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