

# KEMPTON CROSSING NEWSLETTER

JANUARY 2014

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

## A Poem for You January



\* I made no resolutions for the New Year. The habit of making plans, of criticizing, sanctioning and molding my life, is too much of a daily event for me. - **Anais Nin**

\* Good resolutions are simply checks that men draw on a bank where they have no account. - **Oscar Wilde**

\* I'm a little bit older, a little bit wiser, a little bit rounder, but still none the wiser. - **Robert Paul**

\* From New Year's on the outlook brightens; good humor lost in a mood of failure returns. I resolve to stop complaining. - **Leonard Bernstein**

\* The bad news is time flies. The good news is you're the pilot. - **Michael Altshuler**

\* Never tell your resolution beforehand, or it's twice as onerous a duty. - **John Selden**

## This and That

Our holiday event was a huge success for 2013. Some of the event pictures taken will be posted to our HOA website! Matthew's Crossing Food bank informed us that our residents deposited nearly 500 lbs of food for the needy!!! **Thank you** to all residents who donated food! You can donate at any time by contacting Matthew's Crossing directly at:

<http://www.matthewscrossing.org>

They can always use the help.



**Effective 1/1/2014**, The Kempton Crossing's HOA Management company has changed!! Our HOA is being managed by **Cornerstone Properties Inc.** and we are pleased to have Janet Giannini as our account manager. Janet worked with us under our previous management. She is a valuable asset when addressing resident and board concerns. Janet can be reached at: [janet@cpihoa.com](mailto:janet@cpihoa.com)

Our next HOA monthly meeting is: **Monday, Jan. 20<sup>th</sup>, 2014.** The Annual meeting TBD. Updated website changes will be sent by CPI.

## HOA Board Elections

The HOA Board has two voluntary, non-paid positions becoming available this year. Volunteer Residents can assist in the management of our HOA and gain valuable information leading to the success of our community. All resident are encouraged to apply by sending an email to the newsletter mailbox or contacting Janet at CPI Mgt. The HOA Board will appoint the slate of officers at the annual meeting or a future resident meeting. Please consider joining the board. The time needed for an HOA role is 2-4 hours per month. Your consideration is appreciated.

## Nextdoor

The HOA Board will **NOT** use this venue to post "rules and regulations", website documents or communications to resident. Kempton Crossing has a website where ALL information can be obtained! We do this as a legal advisement from our attorney. Please do **NOT** post any content from our website to Nextdoor!! Nextdoor.com is a neighborhood website, similar to facebook where residents can share information and advertise services. This is a great way to communicate with neighbors but use caution when posting!!!

**Nextdoor.com is NOT a Kempton Crossing HOA sponsored website and we are NOT liable for its content...**

Our website [www.kemptoncrossinghoa.org](http://www.kemptoncrossinghoa.org) is undergoing changes by Conerstone Property Mgt. During this period, please address your concers to: [janet@cpihoa.com](mailto:janet@cpihoa.com) We will keep in infotrmed.. You may still be able to view its's contents i.e: Previous Newsletters, Property Owners Manual, Requests for Architectural Approval Forms, HOA Guidelines and Common Area Reservation Form, Community Photos, & Alerts!

Kempton Crossing HOA  
c/o Cornerstone Property Management  
4523 E. Broadway Rd.  
Phoenix, AZ 85040

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



Our board members continually notice and receive 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 CPI 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 CPI Property Management for a copy. **All homeowners must maintain their lots in accordance with the HOA .**

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

**HOA Property Manager: Janet Giannini** 4523 E. Broadway Rd. Phoenix, AZ AZ 85040  
**Phone: 602-433-0331 Fax: 602-244-9214 E-mail: [janet@cpihoa.com](mailto:janet@cpihoa.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:** Allen Lund **Vice President:** Jim Milbert  
**Secretary:** Liz Madrid **Treasurer:** Bruce Kappelle **Member-at-Large:** Warner Buchmann

If you encounter or witness suspicious behavior by anyone in our community, 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**

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

**Next Meetings: January 20, 2014 February 17, 2014 March 17, 2014**

**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.:** Call Ken at 480-292-2763 for your A/C or Heating System Tune-Up. I offer Kempton Crossing residents a reduced service rate of \$55.00 for one unit. I live in Kempton Crossing and have been in the HVAC industry since 1991. Service, Sales, Repair, Installation, Remodels and New Construction. Servicing ALL makes and models. Residential ROC218897 Commercial ROC218898. LICENSED-BONDED-INSURED [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

**HANDYMAN: Digger Clark Handyman Services** Home repair specialist. 10 plus years of experience in remodeling, plumbing, painting for your entire home...  
Call for free estimates (602) 677-6288 or email at: [diggerclark@cox.net](mailto:diggerclark@cox.net)

## MEDICAL FOR PEOPLE & PETS

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

**BackFit Health + Spine** Dr. Radi Rahimi - CEO/Clinic Director (Kempton Resident for 10+ yrs)  
4 Valleywide locations - Chandler, Gilbert, Mesa and Phoenix Offering full service Medical (primary care), Chiropractic, Physiotherapy, Pain Management services and more. All insurances/Medicare accepted.  
Visit us at: [www.BackFitHealth.com](http://www.BackFitHealth.com) 1-866-44-CHIRO

## 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.kaseysmiabella.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)

**CCR Furniture Upholstery Cleaners, Inc.** In Home Cleaning Couches and Chairs, Home Furnishings, Office Furniture, Panel System, Wall Coverings. *Servicing the Valley.* **George 602-439-2150**

**T-Shirt Painting:** Have a T-shirt Painting Party! 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 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)

**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://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