



# KEMPTON CROSSING NEWSLETTER

February  
2008



## LANDSCAPING

As the threat of any further frost becomes unlikely, it is time to get the dead foliage trimmed back on shrubs, plants, and trees. Even if your front lawn is still brown, or spotty, make sure that it is mowed and the weeds are kept in check since they seem to sprout before the lawn greens up. If you didn't use a pre-emergent product on your rock areas, you will have to be diligent in spraying or pulling the weeds that pop up.

Properties that are vacant due to foreclosure are the responsibility of the financial institution taking back the property (not the HOA). Often, the landscaping is not taken care of, and fines will be assessed when needed. Unfortunately, it may seem like a long time before anything happens to bring the property into compliance, but if you notice this situation near your home, call or email Jason Harmon to verify the situation with the property.

## HOA BOARD MEETINGS & ANNUAL MEETING

Jeff Forman and Werner Buchmann were elected to the HOA board. Thanks go out to Jackie Barker for her community dedication and very active participation over the last several years!

**Regular board meetings will be held on the following Mondays:  
Feb. 18th, March 17th, April 21st, May 19th,  
and June 16th, 2008 Mark your calendars!**

The HOA Board Meetings are held at the Community Congregational Church, 240 S. Cooper. Volunteer Board members are: David Wright, Kenneth Carl, Allen Lund, Jeff Forman, and Werner Buchmann. At the Homeowners Annual Meeting, the number of ballots submitted did not meet the quorum requirement of 131 votes. 102 mail-in ballots and 11 in-person ballots were cast. Reminders were sent via e-mail, but only about 80 homeowners are on the e-mail list. At the second meeting, a quorum of only 66 is required in order to finalize the annual meeting business.

## COMMUNITY COMMUNICATION



The Neighborhood e-mail list is used to communicate quickly to homeowners about issues going on around our neighborhood...like reminding you about socials or annual meetings, passing on information from other homeowners, and forwarding notices from the City of Chandler. The e-mail addresses are not shared with anyone and messages are sent as BCC (blind carbon copy) so you cannot see other e-mail addresses. To be added to the Neighborhood e-mail list or to advertise your business or service (free and for Kempton Crossing residents only): Send an e-mail to: buchmann3@cox.net

If you have a community issue to report or questions about the anything around Kempton Crossing, please e-mail Jason Harman, Property Manager:

Jason@vippropertymanagement.com  
or call him at 480-585-8684. (Keep this information handy so that you can refer to it in the future). He will notify the proper individuals to take care of the issue if needed.

For copies of forms, previous newsletters, or other information, check out the Kempton Crossing Website: [www.community123.com/Kempton](http://www.community123.com/Kempton)

Community registration code =1803

## Communication Corner:



### VIP Property Management

**HOA Property Manager: Jason Harman**

26546 N. Alma School Rd. Ste. 100 Scottsdale, AZ  
85255 Phone: 480-585-8684 Fax: 480-585-8650

**E-mail: Jason@vippropertymanagement.com**



### Kempton Crossing Website:

[www.community123.com/Kempton](http://www.community123.com/Kempton)  
Community registration code =1803



**To be added to the Neighborhood e-mail list or to advertise your business or service (free and for Kempton Crossing residents only):**

Send an e-mail to: buchmann3@cox.net

## CURRENT ISSUES

**VANDALISM:** The Ramada in the Cottonwood common area was vandalized recently. The electrical outlet and conduit were hammered and crushed until the lights shorted out. Also, the concrete block pillars have been heavily damaged by breaking the outside of the blocks and exposing the hollow interior which could affect the integrity of the structure. This type of criminal act is extremely expensive to fix. If anyone saw or heard anything that might indicate who did this, please call or e-mail Jason Harmon. The tot lot has also been the site of vandalism in the past in the form of graffiti, canopy damage, and benches being dismantled. Please report anything that is damaged or missing as soon as possible.

**ROAD CONSTRUCTION UPDATE:** Paving along Cooper Rd. should be finished by the end of February, however, the contractor will be back sometime in March when the weather is warmer to overlay the road with rubberized asphalt.

**LANDSCAPE WATERING:** The City of Chandler Water Conservation Coordinator has recommendations for watering at the interactive web site at <http://www.wateruseitwisely.com>. ProQual Landscaping takes care of the common areas in Kempton Crossing and is on site two times per week. If YOU notice a problem with the watering system or plants, please email or call Jason Harman, our Property Manager : [Jason@vippropertymanagement.com](mailto:Jason@vippropertymanagement.com) , 480-585-8684. The Board has asked for a volunteer to head the Landscape committee, but has been unable to convince anyone to fill that position. If you are interested in this position, please contact Jason.

## LEGISLATION AND HOAS IN ARIZONA

Please see the letter below from Curtis Ekmark regarding requesting your association's assistance with contacting Representative Warde Nichols in the Arizona State Legislature. Thank you.

Dear Board of Directors, Kempton Crossing:

As you probably know, another legislative session has begun. Recent years have seen an explosion of bills pertaining to associations. Many of these bills have made it more difficult for volunteer board members and more costly for people who live in associations.

Please note that many association bills will be handled by the Homeland Security and Property Rights committee in the Arizona House of Representatives, and the chairman of this committee is Representative Warde Nichols of District 21.

It is well known that legislators listen carefully when contacted by their constituents. Since your community association is located within District 21, your association represents a large number of constituents for Representative Nichols.

With that in mind, you can certainly make a positive difference on behalf of community associations by contacting Representative Nichols and letting him know that you are opposed to any more new laws pertaining to community associations that would make it more difficult for volunteer boards to operate or would impose additional costs on association members.

Representative Warde Nichols may be contacted at 602-926-5168 (phone), 602-417-3021 (fax) or [wnichols@azleg.gov](mailto:wnichols@azleg.gov). If you have any questions regarding this upcoming legislative session, please feel free to visit our web site for regular updates at [www.ekmarklaw.com](http://www.ekmarklaw.com) or call Curtis Ekmark at 480-922-9292.

**HOA Dues** are due & payable quarterly on or before Jan. 15th, **April 15th**, July 15th, and Oct. 15th.  
\*\*\*Note that the dues have increased slightly to \$100.00 per quarter \*\*\*



### City of Chandler Contacts:

Website: [www.chandleraz.gov](http://www.chandleraz.gov)

Chandler Police Non-emergency: 782-4130

City Neighborhood Services: 480-782-4320

Streetlight Repair : 480-782-3460

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

Solid or Hazardous Waste : 480-782-3510

## Neighborhood Services



### **HOME IMPROVEMENT, LANDSCAPING & MAINTENANCE**



**Artistic Native Landscaping and Painting:** Custom landscape design including rescape, hardscape, water features, lighting and rock/boulder placement. Tree care including trimming/planting/removal. Irrigation design, installation and repairs. Also, **INTERIOR/EXTERIOR PAINTING.** Licensed, bonded, insured, ROC 198779. Call Dallas at 480-818-2127.



**Genesis Home Improvement:** General repairs & installation, light plumbing, **INT./EXT. PAINTING**, fan installation, and more!! Licensed ROC 199635, *Kempton Crossing Resident.* Call Tom at 480-510-3145 ; Eves: 480-726-7724



**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.



**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 Air Conditioning & Heating, Inc. : Service, Sales, Repair, Installation New Construction, and Remodels.** *Kempton Crossing resident.* If you're thinking about getting your yearly service/maintenance done, would like an estimate on moving your unit(s), or getting your air flow balanced in your home, please give me a call. Ken Rowlett 480-292-2763



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

### **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 – BackFit Chiropractic & Rehabilitation—**Chiropractic, Acupuncture, Spinal rehabilitation, Massage Therapy, Nutrition, & more! **2 locations:** SE Corner of Ray & Dobson (1949 W. Ray Rd, #14) 480-917-1720  
NW corner of Warner & Val Vista 480-497-2900 [www.backfitchiro.com](http://www.backfitchiro.com)

### **BASKETS, PLASTICS, CAKES, CANDLES, and FUN**



**Tupperware :** Experience 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 her 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 long-lasting burning times made in various sizes including containers, tea lights, votives, and holiday candles. Other candles can be made upon request. Direct inquiries to [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/penneyscandles](http://www.partylite.biz/penneyscandles) Let PartyLite pay you to party.



**Longaberger Consultant:** Handmade Longaberger baskets and pottery. Call to host a show: Sara Nakai 480-812-9715 [sara.nakai@cox.net](mailto:sara.nakai@cox.net)



**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.



### **TRAVEL AGENCY**

**SelectOneTravel.com** GREAT DEALS ON AIR, HOTELS, CAR RENTAL, CRUISES, VACATION PACKAGES AND MORE! We are much more than your full-service travel agency. Proceeds benefit charitable organizations. Go to [www.SelectOneTravel.com](http://www.SelectOneTravel.com) and click on the 'About Us' section for details. Johnny & Rosa , Owners/Independent Travel Agents.

## Neighborhood Services



### **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. Over 15 yrs of experience. 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.

**1st USA Realty Professionals:** Kempton Crossing resident. Call for a free home value estimate or any question on your real estate needs. Melissa Friesen 602-909-7150 [melissafriesen@cox.net](mailto:melissafriesen@cox.net)

**Keller Williams Legacy One Realty:** Hi neighbor, I have a vested interest in the value of your home since your value affects my value! For any of your Real Estate questions or needs, CALL TODAY! I will be happy to assist you. Marcia Renteria 480-220-8701

**Phoenix One Financial, Inc.** Kempton Crossing resident. Your referral is the greatest compliment I could ever receive! Dan Borden, Mortgage Broker o:480-218-4422 c: 480-329-7469 [dborden@phoenix1financial.com](mailto:dborden@phoenix1financial.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. Check us out on the web at [www.tailor-madebudgets.com](http://www.tailor-madebudgets.com) or call 480-200-2516.

### **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

### **SCRAPBOOKING**



**TLC Scrapbook Consultant:** Check out the entire catalog of TLC products at <https://www.topline-creations.com/scrapaffection>. Place your order on-line by E-mail at [kandrow5@yahoo.com](mailto:kandrow5@yahoo.com) or call Dawn Rowlett at 480-722-9697 with any questions. Kempton Crossing residents can take a 10% discount on all TLC products. Also looking for scrapbookers to crop regularly, your house or mine.

**Creative Memories Independent Consultant:** Offer highest quality photo-safe supplies, albums, organizers, papers, stickers, instruction, workshops, and business opportunities. You can order online at [www.mycmsite.com/valbegoody](http://www.mycmsite.com/valbegoody) or call Valerie Begoody at 480-659-4272.

### **MARY KAY**



Mary Kay Independent Beauty Consultant: See the new TimeWise skin care products and all of the fun color choices we have. Contact Jennifer at (602) 315-4636 or email me at [JenS@marykay.com](mailto:JenS@marykay.com). You can also view products or shop online at my website 24/7 at [www.marykay.com/JenS](http://www.marykay.com/JenS).