

VISIT OUR WEBSITE: www.kemptoncrossing.org

From the HOA Board

Hello Residents,

Here we are in a New Year! We hope everyone had a wonderful holiday season. In 2017, The HOA board authorized and implemented an upgrade of the water lines, sprinkler heads and drip system for both the Cottonwood Park and the Tot-Lot. It is the board's intention that these updates will save water and reduce costs. Kempton Crossing installed larger "Doggie Do" stations with baggies to help reduce the "poop" found in the park areas. PLEASE, pet owners or dog sitters, use them! Our social events, the Egg Hunt and the Winter social were successful and both events yield food donations to Matthews Crossing Food bank in Chandler. Kempton Crossing with the aid of CPI, implemented its "**On-Line**" Voting system where residents can vote easier and quicker on important issues as board elections and issues relating to our property. We encourage residents to attend our monthly meeting and make your voices heard!!

During our Kempton Crossing drive through inspections, we observed parking violations and a growing increase of driveways having oil and other auto leaks stains. These are unsightly and are a violation of the HOA rules. Please visit Kempton Crossing's website for regulations.

Our Garage sale dates for 2018 are: March 24th and November 3rd!! We will mail postcard reminders.

The HOA board wants to remind residents that we continue to have a **roof-rat** infestation. Our city officials and landscapers have advised that residents must keep rotted pomegranates, citrus and fruit pickup once they fall from trees. Citrus can also attract scorpions!! Please do your part to fight these critters.

Our HOA board meetings dates are listed on page 2. **All residents are encouraged to consider becoming an HOA Board member or a volunteer.** Member activities take less than 10 hours per month!!

NEXTDOOR Kempton Crossing HOA will **NOT** use the Next-door website to post "rules and regulations", documents or communications to residents. **Nextdoor.com is NOT a Kempton Crossing HOA sponsored website and we are NOT liable for it's content!!**

<http://www.chandleraz.gov>

Several residents have contacted the HOA board regarding feral cats roaming our neighborhood. The City of Chandler has these guidelines posted on their website. Should you have further questions or comments, notify the city.

There are no leash or license laws for cats and no agency picks up stray or feral cats. Enforcement of most laws and ordinances involving cats and dogs is the responsibility of Maricopa County Rabies and Animal Control.

Dogs, four months and older must be vaccinated against rabies and licensed annually as proof of rabies vaccination.

Dogs may not be loose unless they are being used for livestock control or hunting.

Dogs outside of the residence must be in a suitable enclosure or confined on a leash no longer than six feet in length.

It is **unlawful** for dog owners to harbor a dog that barks or howls on a consistent basis and disturbs the peace of neighbors.

Cats are considered "free roaming" animals by law, which makes responsible pet ownership even more important.

To read more:

<http://www.chandleraz.gov/default.aspx?pageid=657>

Kempton Crossing's website is: www.kemptoncrossing.org and is updated by Cornerstone Property Mgt. Please address your concerns to: janet@cpioha.com Residents can access, Previous Newsletters, Property Owners Manual, Requests for Architectural Approval Forms, HOA Guidelines and Common Area Reservation Form, Community Photos, & Alerts!

****HOA Rules and Violations ****



Our board members continually notice and receive resident complaints. Areas of concern are: RV Gates needing painting, 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 85040
Phone: 602-433-0331 Fax: 602-244-9214 E-mail: janet@cpihoa.com

HOA Dues: \$120.00 due and payable quarterly on or before Jan. 15th, April 15th, July 15th, and Oct. 15th

Volunteer Board members: President: Allen Lund Vice President: Jackie Barker
Secretary: Larry Steinberg **Treasurer:** Cherry Marfisi **Member-at-Large:** Dennis Kappel

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: February 19, 2018 March 19, 2018 April 16, 2018

City of Chandler Contacts: Website: www.chandleraz.gov Graffiti Hotline: 480-786-4322
Chandler Police Non-emergency: 782-4130 Streetlight Repair: 480-782-3460
Sewer/Water Dept. emergency: 480-782-4130 Solid or Hazardous Waste: 480-782-3510
City Neighborhood Services: 480-782-4320 Barking Dogs: 480-782-4130

Neighborhood Services

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 @ 480-210-1888

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.: We are licensed, bonded and insured. Ken has been in the HVAC industry since 1991 and we started our business in 2006. Check out our reviews online and then give us a call at **480-292-2763**. We offer our fellow neighbors a reduced rate of \$55.00 for spring and fall service. (Rate is good November through March only.) We handle all make and models including service, repairs, new units, remodels and custom homes for both residential and commercial customers. ROC218897 and ROC218898 www.dawntillduskac.com - Ken 480-292-

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



HANDYMAN: CheckMark Handyman Solutions Home repair specialist. 10 plus years of experience in remodeling, plumbing, painting for your entire home... Call for free estimates (480) 510-5691 or email at: JMark@kingfamily.cloud

MEDICAL FOR PEOPLE & PETS

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.

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: Call Paula Casto: 480-899-0639 pcasto@achen.com

At Wicks End: High quality, custom-made candles.... atwicksend@cox.net.

Kasey Mia Bella Candles: Great Gifts. Call 480-247-9420. <http://www.kaseymiabella.scent-team.com>

Passion for the Wax Team: Penney Wilson 480-855-4649 plcandlelady@qwest.net www.partylite.biz/penneycandles Let PartyLite pay you to party.

Renting Seasons LLC: We rent snow clothes!! Now you don't have to run around buying snow clothes for that once a year trip, when you know the kiddos will outgrow them before the next season. We rent infant to adult 4XL bibs, snow pants, coats, boots, gloves, goggles, and sleds. **Summer rentals include:** wet suits, boogie boards, beach chairs, beach umbrellas, and carry-all carts. Located at Cooper and McQueen . By appointment only. - Dawn 480-292-2764

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! 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

COMPUTER CONSULTANTS:



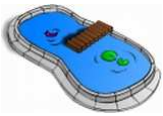
Computer Service or Repair. Need a new Computer or your current computer problems fixed? Want to switch over to a wireless network? Prices are very reasonable. Will come to you for work or pick up. A+ Certified. Give Mike a call at 602-312-9124.

REAL ESTATE PROFESSIONALS



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



Can You Fix My Pool, LLC Kyle Elliot – Owner **480-221-6222** Pool Service, Cool Deck and Repair, Tile Cleanng, Salt Systems and Systems install. Referrals from Nextdoor!

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

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 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