



KEMPTON CROSSING NEWSLETTER

March
2007



Annual HOA Meeting

The annual Kempton Crossing Homeowner's Meeting was held on January 29th, 2007. Allen Lund, Association Treasurer, reviewed the income and expenses for 2006 and indicated that the association was in good financial condition with a fully funded reserve fund and all bills paid. Wheat's Landscaping reviewed the landscaping projects that had been completed in the past year and discussed the aging irrigation system. David Wright introduced the new Kempton Crossing website (read more about this in the enclosed flyer). There was one position open on the Board of Directors, and after a count of the mail-in ballots and the meeting ballots, David Wright was elected to the Board for a three-year term.

At the Board's Organizational Meeting on Feb. 19th, the Board members selected the following to serve as officers until the next annual meeting:

- President: David Wright
- Vice President: David Coons
- Treasurer: Allen Lund
- Secretary: Jackie Barker
- Member-at-Large: Werner Buchmann

Regular board meetings will be held on the following Mondays: April 16th, May 21st, and June 18th.

The HOA Board Meetings are held at the Community Congregational Church, 240 S. Cooper.

COMMUNITY YARD SALE

Get those trash to treasure items ready for the yard sale on Saturday, **April 21st from 7am to noon.** Signs will be placed around the community and advertising will be taken care of by the HOA.



Board Committees

Cherry Marfisi will continue as the chairperson of the Architectural Committee. David and Mary Ann Wright will co-chair the social committee. The Board is still looking for someone to be the chairperson of the Landscape Committee. All committees need volunteers to serve. If you are interested, please contact the management company with your name and contact information. Remember, these people serve on a voluntary basis for the betterment of your community. At this time, less than 2% of the owners are actively engaged in the affairs of the community. How about doing your part and getting involved?



Spring Carnival

Mark your calendars for the Spring Carnival at the Tot Lot on Saturday, April 14th from 9am to noon. There will be Carnival Games, Regatta Races, Shetland pony rides (10:30-11:30), a Family Photo Booth, & KC Website Demo. Lunch and beverages to be provided at 11:30 and after that, a drawing for a quarter of HOA dues. Bring your own shade, chairs, or blankets. **RSVP by April 10th to: Maryann@dswright.com or call 480-483-7479.**



Communication Corner:

VIP Property Management

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



Kempton Crossing Website:

www.community123.com/Kempton
Community registration code =1803



To be added to the **Neighborhood Email list** or to advertise your business or service (free for Kempton Crossing residents):
Send an email to: buchmann3@cox.net



COMMUNITY REMINDERS

1. Please do not let your **dogs** roam around the neighborhood. The Chandler City ordinance requires that all dogs be on a leash. Dogs can be unpredictable, especially around small children.
2. **Garbage and recycle containers** must be put away the evening of the day of pickup. This is one of the most common violations found...and the containers must be stored out of site.
3. If you are **altering the outside of the front of your home**, you **MUST** submit an architectural review request. Applying stone on the pillars or pop-outs is beginning to be a popular improvement, but you must get the change approved which also documents the change.
4. Please have all **dead plants removed and damaged plants pruned** by the **end of April**. We all lost a lot of foliage with the freeze in January, however many plants are already recovering.

HOA Dues are due & payable quarterly on or before Jan. 15th, **April 15th**, July 15th, and Oct. 15th.



City of Chandler Contacts:

Website: www.chandleraz.gov

Streetlight Repair : 480-782-3460

Chandler Police Non-emergency: 782-4130

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

City Neighborhood Services: 480-782-4320

Garbage Pickup: 480-782-3510



Kempton Crossing 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. Having computer problems? Need a new Computer or your current computer 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.

LANDSCAPING:

ARTISTIC NATIVE LANDSCAPING: Custom landscape design including rescape, hardscape, water features, lighting and rock/boulder placement. Tree care including trimming and shaping and/or planting/removal. Irrigation design, installation and repairs. Licensed, bonded, insured, ROC 198779. Call Dallas at 480-818-2127.



COFFEE:

Kat's Coffees & More Consultant: Fresh roasted gourmet coffees and teas, hand-packed dry mixes—creamer, cocoas, instant coffees, instant teas, lemonades, dips, dessert, and mealtime mixes.



Please contact Lisa Molangi at 480-636-1084, email lgmolangi@yahoo.com or place an order at www.katscoffees.com/lisa_molangi.htm

DAYCARE & PRESCHOOL

Dawn's Day Care : Ages 2 & up. Mon-Fri 7:00am - 5:00pm. Full-time and part-time available.

Rates vary, please call Dawn at 480-722-9697



Preschool: Kempton Crossing resident, certified teacher, 8rs exp. teaching preschool out of my home. T & Th 8:30 to 10:30 \$80.00/mo. I follow the state standards and add lots of fun. 3-5 yr olds. Three openings available. Welcome to come observe first. 480-792-1961 or jackson3102@cox.net

Neighborhood Services



CHORES & CLEANING

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

Gate Maintenance: Give your gate a makeover with new stained & polyurethaned wood slats, and fresh paint on the iron frame. Takes approx. 2 days per house. \$200 single gate; \$400 for double gate. Call Hank Morrow at 602-448-7427



SUDDZY'S Carpet Care: Full-service, detail-oriented, guaranteed, carpet, tile, & upholstery cleaning. Owner/operator/Kempton Crossing resident: Call Ron at 480-659-9983.



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

MEDICAL FOR PEOPLE & PETS



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



Dr. Radi Rahimi — BackFit Chiropractic & Rehabilitation—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

Chiropractic, Acupuncture, Spinal rehabilitation, Massage Therapy, Nutrition, & more!

BASKETS, PLASTICS, CAKES AND CANDLES, TOYS



Tupperware : For sales and service or to receive the current 2006 Catalog, contact me, Diane Peveto, at 480-917-6521 or e-mail, diane0925@aol.com and find out how to receive Tupperware FREE.



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 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.



Longaberger Consultant: Handmade Longaberger baskets and pottery. Call to host a show: Sara Nakai 480-812-9715 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



Discovery Toys: View the current catalog at www.discoverytoysinc.com then place your order with Carolyn Woodburn at twoodsmommie@yahoo.com or call 480-963-7627. Host a party to receive free product or become a consultant to earn money on the side.

Neighborhood Services



REAL ESTATE PROFESSIONALS

RE/MAX Alliance Group: I live here in Kempton Crossing, and with my previous sales here, I know the value of the neighborhood! I also offer a 90-day sale guarantee. If a move is in your future, call today for a free, no hassle evaluation of your home! Clayton Hoyle 602-550-0201, for a direct link to the MLS, go to www.HomesbyClayton.com Thank you!

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

REMAX Achievers: 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, free home value analysis, or referring your new neighbors, 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

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

COUNSELING AND BUDGETS

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.

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 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 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 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. You can also view products or shop online at my website 24/7 at www.marykay.com/JenS.