



KEMPTON CROSSING NEWSLETTER

MARCH 2011

VISIT OUR WEBSITE: www.kemptoncrossinghoa.org

Greetings residents. It is appropriate that we start this newsletter and ask that you pray for the people of Japan. Many lives have been lost and there is much uncertainty of the country's future. We should count our blessings and be thankful that such a disaster has not occurred in the United States. The U.S. is vulnerable to such a disaster. If you wish to make financial donations, investigate any charitable agencies asking for donations and be aware of scammers. A good place to send financial aid is through the American Red Cross. It has been communicated that .91 of each dollar goes directly to the aid of victims. The residents of Kempton Crossing sincerely hope that all Japanese people affected will find peace and safety during this tragedy.

SPRING CLEAN-UP



With the Spring season comes cleanup! **Every homeowner's is responsible to maintain their lots free of weeds and debris and to keep their lawns mowed and trimmed.** There are landscapers listed in the "neighborhood services" section of our newsletter that do great work at reasonable prices. As a reminder, please review the HOA Landscaping Guidelines to ensure compliance. If you have questions please contact VIP management.

Spring Social ALERT!!!!

Our Spring Social is scheduled for Saturday April, 16th 2011 at the Tot Lot This Year's Theme is: **"Hawaiian Luau"** Watch for the mailing. **R.S.V.P. required!!!!**

Be aware, all neighborhoods are a target for home invasions and vandalism! Please report suspicious activity to the Chandler Police and submit an e-mail to the HOA mailbox!

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

The HOA board continues to receive complaints of residents walking their Pets and not picking-up the feces (poop) It is not your pet's responsibility to pick-up, **It is yours!** Violations are enforceable by citations either by the HOA or Chandler Police. If you witness a violator, please send an e-mail to the HOA newsletter mailbox. All complaints will be investigated!

HOA BOARD MEETINGS



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

March 21, 2011 April 18, 2011

ALL HOMEOWNERS ARE WELCOME! We would like to see you there....

VIP Property Management

26546 N. Alma School Rd. Ste. 100 Scottsdale, AZ 85255

HOA Property Manager: Janet Giannini Phone: 480-585-8684 Fax: 480-585-8650

E-mail: Janet@vippropertymanagement.com

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 a number of HOA rules being violated. Areas of concern are:
**RV Gates needing painted, Front Doors needing treatment, Landscaping cleanup,
Pet Feces being left in common areas and Street Parking.**

Violations can and will result in fines assessed against the home owner! We encourage you to review the HOA rules for complete compliance! If you do not have a copy of the HOA, you can obtain information on the Kempton Website or contact the VIP Property Management. **It is every homeowner's responsibility to 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 Neighborhood Services Contacts Numbers Website: www.chandleraz.gov

REPORT: Green Pools, Weed or other Yard Violations including **Graffiti** to: (480) 782-4320.

Streetlight Repair: 480-782-3460

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

Solid or Hazardous Waste : 480-782-3510

Barking Dogs: 480-782-4130

NEIGHBORHOOD SERVICES



OCHOA'S Landscaping and Maintenance Services . Tree Trimming and Drip System Repair
Reasonable Rates and Quality Service **480-274-6239** or **602-410-5127**

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 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 wireoneinfo@yahoo.com



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/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



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 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. 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) 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

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



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://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

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