



KEMPTON CROSSING NEWSLETTER

APRIL 2010

VISIT OUR WEBSITE: www.kemptoncrossinghoa.org

It is the intent of the Kempton Home Owners Association to provide as much information to our residents as possible. We want to keep you informed with the happenings in our community as well as the changes within Chandler, AZ. With the world-wide campaign of environmentally **“Going Green”** we have decided to send our quarterly newsletter to our residents via e-mail. We are requesting that our homeowners provide us with a current e-mail address. When we send the newsletter via e-mail, all addresses will be as “blind copy” to ensure the privacy of our residents. If you choose to receive the newsletter via US mail, please send a request to HOA Property Manager. Our community newsletter will be posted on the Kempton Crossing website.

SUSPICIOUS ACTIVITY IN OUR NEIGHBORHOOD

During 2009, residents reported to the HOA, incidents of home invasions and common area vandalism. These incidents were report and investigated by the Chandler Police Department. We are happy to report that there have been NO major events occur since September 2009. It is however extremely important that we **ALL** keep a watchful eye for any suspicious activity and report it immediately to the HOA and call the police. Please do not risk your safety! Use your cell phone camera to capture pictures or try to get a license plate number. Let us keep our neighborhood safe and support you neighborhood watch program.

Chandler Police Non-emergency: 480-782-4130

SOCIAL EVENTS

***** **VOLUNTEERS NEEDED** *****

The Board has budgeted funds for social events in this year. In order for these events to happen, the HOA needs volunteers willing to contribute the time needed to plan and staff the parties. If you are the social-planner type and would like to assist with planning a social event 2010, please contact Janet Giannini (info below under VIP Property Management). HOA Social Events and Yard Sales will not occur unless at least two homeowners volunteer as a committee to assist with planning and hosting these events.

HOA BOARD MEETINGS

The **HOA Board Meetings** are held the third Monday each month at:
The Community Congregational Church 240 S. Cooper Rd. Chandler



Our Next Meeting is: April 12, 2010

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

****THINK SPRING CLEAN-UP ****



With the spring season comes cleanup! **It is every homeowners responsibility to maintain their lots free of weeds and debris and to keep their lawns mowed and trimmed.**

Please review the HOA Landscaping Guidelines to ensure compliance. Also, it will be the responsibility of the homeowner to comply with city codes and ordinances. If you have questions **“Do and Don’ts”** Please contact the VIP management.

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: \$100.00 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 Kappeler **Treasurer:** Allen Lund **Member-at-Large:** Jackie Barker

NEW! Kempton Crossing Website www.kemptoncrossinghoa.org

Includes: **Business and Services** advertisements by Kempton Crossing Residents, **Previous Newsletters** , **Property Owners Manual**, **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 Contacts: **Website:** 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



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.



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.

Ochoa's Services Landscaping , Water Drip Services and Maintenances. 480-274-6239 or cell: 602-410-5127



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.



Klein Roofing Services: 23 yrs in the roofing industry. General roofing repairs & coatings. Flat roof specialist. Coat with white elazstomeric 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.kaseysmiabella.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/penneycandles 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.

Century 21 Premier: 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