



# KEMPTON CROSSING NEWSLETTER

APRIL 2012

VISIT OUR WEBSITE: [www.kemptoncrossinghoa.org](http://www.kemptoncrossinghoa.org)

## Greetings Residents,

Spring's arrival brings sunny days, flowers and outdoor projects. Please remember to check the Kempton Crossing Homeowners Association's Rules and Regulations and to submit any exterior alterations to VIP Management so that they can send them to the Architectural Review Committee for approval. Living in a Homeowners Association has its advantages by keeping the neighborhood clean which helps maintain increased property values. How you view an HOA may depend on various factors however, all homeowners and renters must follow the same rules and restrictions set forth in the HOA guidelines. Enforcement of rules is a part of the duties of the Board and a responsibility of our management company. Decisions must always be made in a fair and equal manner. If you have questions about what you can or cannot do, look in the documents you received when you bought your house or go online to the Kempton website. If you are still not clear, contact the HOA or VIP Management.

**Weed Tip:** Did you know, **Vinegar** can be used as a weed killer? Fill a spray bottle with undiluted white vinegar and spray it directly on and at the base of the weeds so it soaks to the root. Within three or four days, weeds should be dead! You may need to apply a second spray.

**Trash:** Please remember to place your trash cans out of sight until collection day and secure your garbage. There have been a number of instances where garbage cans are left out in the street.

**Pets:** The HOA board is reminding all pet owners to PICK-UP after your pet!!!! : It is not your pet's responsibility to pick-up poop... Violations are enforceable by citations by the HOA.

## **SPRING SOCIAL - Cancelled in 2012**

In previous years, during the spring and with the help of volunteers, Kempton Crossing hosted a Spring Social which gave residents a chance to "mix and mingle". After several attempts by our social committee to secure volunteers, we have failed in getting the needed support to plan this year's event. It takes 15-20 resident/volunteers to successfully plan and implement this event and this year we only had five residents willing to help!!! ☹️. With that said, we **CANNOT** host a spring social for 2012 however; we are considering an event in the fall if we have volunteer support!! If you wish to assist in a fall event, please notify us via the HOA mailbox and we respond to all inquires.

## **2012 HOA Spring Garage Sale**



Are your closets ready to be cleaned out? Does your garage need to be re-organized from all of the wintertime collections? Well you better get started because the Kempton Annual Garage Sale is scheduled for **Saturday, May 12 starting at 8am!** To publicize the garage sale, the HOA will also place signs at the entrances of our neighborhood on the Tuesday before the event. We look for this year's event to be a big success!

## **HOA FRIENDLY REMINDER**

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**

**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 continually notice and receive resident complains. Areas of concern are: **RV Gates needing painted, 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 VIP 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 VIP Property Management for a copy. **All homeowners must 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](mailto: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](http://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!**

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 Meeting are: April 16, 2012 May 21, 2012 June 18, 2012**

**City of Chandler Contacts: Website: [www.chandleraz.gov](http://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



**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.

**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 @ 480-310-1203.


**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](mailto: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

**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](http://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](mailto: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](mailto: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](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.kasevsmiabella.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.

## 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](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.

### **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**



**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.

**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](mailto:melissafriesen@cox.net) [www.propertiesofaz.com](http://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](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. On the web [at www.tailor-madebudgets.com](http://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