



KEMPTON CROSSING NEWSLETTER

JUNE
2007



Painting Your Home?

There is a lot of painting going on in our neighborhood as the original paint on our homes is fading and peeling.

Dunn-Edwards Paint Co. (Chandler Blvd. & Dobson) has created a palette of exterior paint colors that are pre-approved by the Board for re-painting your homes (ask for the Kempton Crossing Colors—there is a 25% discount on paint & accessories for our residents). You **can** use another brand of paint that has been **color-matched** to the approved colors. The paint colors are also posted on the Kempton Crossing Website. **Please submit an architectural approval request to the management company for ALL exterior painting so that there is a record of the colors you are using.** The following painters have been suggested by Kempton Crossing homeowners (this is NOT an endorsement by the HOA):

- *Burns Custom Home Improvement 480-529-9687
- *Foote Painting 480-888-9719
- *Technique Drywall Repair, Inc.
(Keith Halvorsen) 602-570-3679
- *ProActive Painting, Inc. (Stu Karp)
480-201-9736 proactiveptg@cox.net
- *Rich Kramer 480-228-3960
- *Marvin 480-894-6326 c: 602-791-1095
- *Doug Pimental 480-357-8555 c:480-200-5438
- *Warren Painting (Greg) 602-380-4773

You can check for a contractor's license at:
www.azroc.gov/clsc/AZROCLicenseQuery

HOA Board & Meetings



Regular board meetings will be held on the following Mondays: July 16th, August 20th, September 17th, October 15th, and November 26th. Mark your calendars! The HOA Board Meetings are held at the Community Congregational Church, 240 S. Cooper.

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



Making a Difference in the Neighborhood—PARTICIPATE!

Thanks to a young boy in our neighborhood, Bradley Pottle, we all saved water and our HOA ended up with a lower utility bill. Bradley noticed that there was a bad irrigation leak around the Cottonwood common area. He told his mother who then reported the leak to the management company. It was repaired much faster due to their diligence. We all need to keep our eyes open and call when you see a problem like this. The phone numbers are always in this newsletter, so keep it somewhere so that you can refer to it later.

Note that streetlights get fixed because homeowners make the call to the City of Chandler... (See pg. 2)

Community Social Functions



Thanks go out to David and Mary Ann Wright and all the other volunteers for putting together the Spring Carnival on April 14th!

The next event will be a Movie & Dinner at the Tot Lot in October. If you want to participate in the planning, contact Mary at maryann@dswright.com

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



CURRENT ISSUES

TREES: We had a bad frost this year, and many homeowners lost trees. If the tree is not leafy and green by now, it's time to cut it down and start over. Be sure to get all the dead branches removed from all your trees.

GARBAGE AND RECYCLE CONTAINERS: This is probably the most common violation you might get a letter for. Save some time for our manager...please put them away the evening of the day of pickup...and store the containers out of site.

LANDSCAPING: Yes, it's hot out there!!! If you want to minimize the work on your landscaping, convert any grass to xeriscape and plant desert adapted plants. Remember, not all the plants sold locally really grow well in our climate. Most of us learn that the hard way!

WEEDS: Even though it's hot, those nasty weeds seem to pop up anyway. Be sure to keep them in check where it is visible. If you don't mind them in your back yard, that's ok, just so the rest of us can't see them. ;-)

POOL DRAINING: Now the City of Chandler requires that all pool water is discharged directly into the sewer clean-out located close to the house in the front yard. You no longer have to get a permit or notify the City. Pool water should no longer be discharged into the street. Go to www.chandleraz.gov for a complete listing of pool draining requirements.

SIGNS: If you put up signs for your garage sale, please remove them immediately after your sale.


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

AREA DEVELOPMENT—PECOS VILLAGE

There sure is a lot of development going on around our neighborhood!
I received a letter from the developer of the northwest corner of Pecos and Cooper roads. This proposed development is known as Pecos Village Mixed Use which is being discussed with the City of Chandler. The plan shows an office building (3 stories), 8 pads of retail space, and a City Park behind it. There is a follow-up open house that is being held for citizen participation in order to inform adjacent neighbors of the proposed development:

Wednesday, June 27th, 2007 @ 6pm
Bologna Elementary School, Media Center
1625 E. Frye Rd.
Chandler, AZ 85225

Feel free to attend if you are interested.

	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

Neighborhood Services



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.

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

BASKETS, PLASTICS, CAKES AND CANDLES, TOYS



Tupperware : Experience Tupperware: 50+ years and still the best storage. Keep foods fresher longer in modular mates. Save time, from the freezer to the microwave in one container, 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 my web site to view current catalogs and promotions 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 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.

PRESCHOOL



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



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. 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 pickup. A+ Certified. Give Mike a call at 602-312-9124.

REAL ESTATE PROFESSIONALS

RE/MAX Alliance Group: I live here in Kempton Crossing, and know the value of the neighborhood! I also offer a 90-day sale guarantee. 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, 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 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.

FINANCIAL SERVICES & BUDGETS

CAPITAL CHOICE: The right company for the right reasons...Capital Choice offers a complimentary MONEYMAP analysis, which is a personalized roadmap to help make financial decisions. We educate families on basic financial principles for financial future planning, by applying knowledge to their personal situations. Please 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. 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 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.