



KEMPTON CROSSING NEWSLETTER

SUMMER
2008



SPRING SOCIAL

Saturday, April 19th our HOA held it's Spring Social at the Tot Lot, which was themed, Barnyard Fair.

I know all of you who attended would agree with me, that it was a tremendous success. I saw the looks on the precious children's faces, which were priceless, when they rode the ponies, played with the animals in the Petting Zoo, played the games, swung at the Pinata, picking up their candy, and selected their prize.

I want to take this opportunity to extend an extreme hardy thank you to our HOA president, David Wright, and his wife, Mary Ann for all their support, great ideas, and guidance on this event.

Lunch was also a huge hit. Thank you so much to Julie & Brandon Barrett for donating the delicious Chick-fil-A sandwiches, and thank you to Floyd at Schwan's for their donation of the yummy ice cream sandwiches for dessert.

No event can be successful without the support of volunteers, and I had the absolute best. David & Mary Ann Wright (Pinata, Milk Bottle Toss, prep of booths and DJ), Olivia Hensley (created and printed the Game Cards, worked the Petting Zoo and Pony Rides), Colleen McClain & Marsha Atkins (Registration and Prizes), Ken Carl (Great job on photography), Donna Beedle (Pin the Tail on the Donkey), Jace Hensley and his friends; Mike Higgins and Derrick Briniger (Cow Chip Toss, set up and clean up), Sara Nakai (Paint a Sun Catcher), Dianna Patterson, along with Andrea and Joey Patterson (Face Painting), and last, but not least, my husband, Jeff, who helped me with planning, shopping, booth prep, and clean up. Thank you and high fives to you wonderful people for a job well done.

Congratulations to the Gutzman family for winning the drawing for the payment of the ¼ year HOA dues; and to the Ronai family, who won the "Movie Night on the Farm" gift basket.

Thank you, once again to David Wright and his Board of Directors for sponsoring this Spring Social. I had fun with the planning and met a lot of beautiful neighbors. I encourage you to get involved with your HOA, and we will see you at the Fall Social. If you have any ideas for future HOA socials, please contact me.

Shelly Forman
Chairperson
Kempton Crossing's 2008 Spring Social, Barnyard Fair
480-664-3307 j24forman@aol.com



HOA BOARD MEETINGS

ALL HOMEOWNERS ARE WELCOME!

Regular board meetings will be held on the following Mondays:

June 16th, 2008, July 21st, Aug. 18th, Sept. 15th, and Oct. 20th. Mark your calendars!

The HOA Board Meetings are held at the Community Congregational Church, 240 S. Cooper.
Volunteer Board members are: President: David Wright Vice President: Kenneth Carl
Secretary: Jeff Forman Treasurer: Allen Lund Member-at-Large: Werner Buchmann.

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

CURRENT ISSUES

Forclosures and Overgrown Weeds: It is not the HOA's responsibility to clean up the weeds on properties in foreclosure or extended sales processes, but the board has decided to do so in instances where there is such a delay that the weeds become unbearable. In order to enter a property and clean up the weeds, the HOA has to go through a legal process to get permission to enter the property. In one instance, a homeowner took it upon himself to take care of weeds at a property on Dodge Dr. on his own just a day before the work was to be done. That is commendable and appreciated by all neighbors! Thanks Michael H.!

Grass Getting You Down? : If you are having trouble keeping your grass looking nice, consider a landscape conversion to Xeriscape. The City of Chandler is offering a rebate of \$200 per 1,000 sq. ft converted up to a maximum of \$600.

Basketball hoops: Remember if you have a portable basketball hoop that was approved, (they all have to be approved), you still have to put them away from view when not in use.

Road Construction Update: Cooper Rd. completion with a rubberized asphalt layer has been delayed due to the need to reline the sanitary sewer mains. For updates go to www.cooper-pecosimprovements.com or call 480-898-4090.

LANDLORDS: Interesting Statistic in 2007— approximately 8% of homes were tenant occupied and they represented over 90% of HOA violations. Some reminders about rentals: Homeowners who lease their homes are required to provide VIP Management Company with a copy of the lease to include the statement that the Tenants will abide by the CC&R's and all Rules and Regulations of the Association. Copies of the "Property Owners Manual" may be obtained from VIP at a cost of \$3.00 each. If the names, addresses and phone numbers of the tenants were available, they could also receive the newsletter. Homeowners who lease their homes are also required to have a City of Chandler Business License and pay tax on the rental income. Also, Arizona Statutes require that residential rental properties must be registered with the County Assessor, and there is a substantial penalty for not registering a rental property since property taxes on rental properties are higher than owner-occupied properties.

Speed Humps on Kesler: Many homeowners living on Kesler tried to get speedhumps installed to slow down the speeders entering their street from the college. The concern was to make it safer for the children who play in the area. Unfortunately, three homeowners would not sign the petition and the project was effectively stopped. In the case of speed humps, the City requires that 100% of homeowners within 100 feet of a proposed speed hump must agree to have it installed.

Vandalism: Multiple cases of damage to the common areas and walls in Kempton Crossing are costing us a lot of money even though we don't individually write the checks. Why not make the violator pay for the damage? It takes some watchful eyes and willingness to call police and VIP Management with specific information. Cell phone cameras can come in handy.

HOA Dues: Due & payable quarterly **ON or BEFORE** Jan. 15th, April 15th, **July 15th**, and Oct. 15th. ***Note that the dues have increased slightly to \$100.00 per quarter ***



Kempton Crossing Website:
www.community123.com/Kempton
Community registration code =1803



To be added to the Neighborhood e-mail list or to advertise your business or service (free and for Kempton Crossing residents only):
Send an e-mail to: buchmann3@cox.net



City of Chandler Contacts:
Website: www.chandleraz.gov
Chandler Police Non-emergency: 782-4130
City Neighborhood Services: 480-782-4320

Graffiti Hotline: 480-786-4322
Streetlight Repair : 480-782-3460
Sewer/Water Dept. emergency: 480-782-4130
Solid or Hazardous Waste : 480-782-3510

Neighborhood Services



HOME IMPROVEMENT, LANDSCAPING & MAINTENANCE

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.



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



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 \$45.00 (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.



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 – 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, CANDLES, and FUN

Tupperware : Experience 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 her 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 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.



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 pcandlelady@qwest.net www.partylite.biz/penneyscandles Let PartyLite pay you to party.



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



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.

****SPRING SOCIAL SPONSORS****

*****Thank you!*****

Chick-fil-A of Riverview 905 N. Dobson Rd. Mesa, AZ 85201 480-834-0573 Julie & Brandon Barrett

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 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.

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

Keller Williams Legacy One Realty: 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



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. 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.