



KEMPTON CROSSING NEWSLETTER

JULY 2010

VISIT OUR WEBSITE: www.kemptoncrossinghoa.org

The Kempton Crossing spring social “*The Wild West*” was a huge success. Many thanks to the volunteer committee, Doug and Donna Kick, Janet Regis, Angelina Neaves, Maryann Wright, Olivia Hensley, Kay Elder, Susan and Jeff Stone, Bruce Kappele and all of our last minute helpers for their hard work and efforts in making the social a hit with our residents. The HOA newsletter mailbox received numerous resident emails complementing the committee and conveying their thanks and appreciation. The attendance and participation in this year’s social was 256 attendees. The highlight was “Sally the Clown” and the wonderful job she did with children’s face paintings. We hope to use Sally again in next year’s event. A **special thank you** to Schwan’s Home Delivery for their participation. Congratulations to our raffle winner of the \$100.00 off HOA dues and The Hale Theater ticket raffle winner. On be-half of the entire HOA Board and its residents; thanks to all our residents and their families for sharing your time and taking the opportunity to meet your neighbors at the spring social.

SUSPICIOUS ACTIVITY IN OUR NEIGHBORHOOD

Our neighborhood continues to have incidents of home invasions and common area vandalism. These incidents have been reported and investigated by the Chandler Police Department. The most recent occurrences have been those where individuals walk into open garages and take whatever they can get within a 5-10 minute timeframe. Please remember for safety purposes, keep your garage doors closed unless you are present when they are open. Report any suspicious activity immediately to the HOA and call the police. Please do not risk your safety! Let us keep our neighborhood safe and support your neighborhood watch program. Here is a link to a Chandler Police Release on May 18, 2010.

<http://www.myfoxphoenix.com/dpp/news/crime/knock-knock-burglars-5-18-2010>

Chandler Police Non-emergency: 480-782-4130

***** SOCIAL VOLUNTEERS NEEDED *****

As a reminder, the HOA needs volunteers willing to contribute the time needed to plan and staff these events. If you are the social-planner type and would like to assist with planning a social event, please contact Janet Giannini at VIP Property Management. Our 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

HOA BOARD MEETINGS

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



The next three meeting dates are:

July 19, 2010 August 16, 2010 September 20, 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

****HOA RULES AND VIOLATIONS ****



Board members have notice 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: \$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 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 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

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.

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

Wickless candles Contact Kay Elder for Wickless candle items (Scentsy) purchases, questions, parties, catalogs, etc. at 480-250-4017 or elder_kt@yahoo.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.scents-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/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



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