



# KEMPTON CROSSING NEWSLETTER

JULY 2012

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

## Greetings Residents,

We hope you enjoyed your spring and that you are ready for a marvelous summer. Our community is looking well. Our board members and VIP Management representatives have been cruising through our neighborhood in an effort to inspect common areas and resident landscaping. Additionally, they want to ensure that all residents are complying with the rules and regulations of the HOA. Remember these regulations are in place and designed to keep our community clean and beautiful and to improve property values.

Please be aware of a personnel change at VIP Mgt. Janet Giannini who was our VIP representative has left VIP and our new account manager is Rudy Frame. Rudy's information has been updated in this issue of our newsletter. Our monthly HOA meetings will continue as well all the services provided to us by Janet. This transition should be seamless. Please use e-mail as much as possible as it is faster and allows for VIP to take care of your need and the Community's as best as is possible.

As we nearer the **4<sup>th</sup> of July, Independence Day** we are reminded that it is the birthday of the United States of America and is celebrated on the Fourth of July each year. Independence Day is the anniversary of the day on which the Declaration of Independence was adopted by the Continental Congress on July 4, 1776. John Adams, one of the founders of our new nation, said, "I am apt to believe that it will be celebrated by succeeding generations as the great anniversary festival. It ought to be commemorated as the day of deliverance, by solemn acts of devotion to God Almighty. It ought to be solemnized with pomp and parade, with shows, games, sports, bells, and illuminations, from one end of this continent to the other, from this time forward for evermore." Independence Day was first celebrated in Philadelphia on July 8, 1776. In 1941, Congress declared July 4 a legal public holiday.

Childhood memories remind me of the 4<sup>th</sup> of July "family picnic" down by the river; Grandma, grandpa, aunts, uncles and cousins all together laughing, playing and reminiscing about the good ole days when it meant to have family around us and what it was to be thankful. I sincerely hope you have a most safe and make some enjoyable holiday memories.....

## **2012 HOA Spring Garage Sale Success!!!!**



Comments from residents would indicate that the Kempton Annual Garage Sale was a success!!! Residents are allowed to have independent garage sales, however we ask that if you place signs to lead customers to your sale, **YOU MUST** go back and remove these signs after you sale is closed! Leaving these signs posted around the neighborhood takes away from the beauty of our community.

## **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: Rudy Frame** 26546 N. Alma School Rd. Ste. 100 Scottsdale, AZ 85255

**Phone: 480-585-8684 Fax: 480-585-8650 E-mail: [Rudy@vippropertymanagement.com](mailto:Rudy@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:** TBD  
**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 Meetings are: July 16, 2012 August 20, 2012 September 17, 2012**

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



**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.:** Call Ken at 480-292-2763 for your A/C or Heating System Tune-Up. I offer Kempton Crossing residents a reduced service rate of \$55.00 for one unit. I live in Kempton Crossing and have been in the HVAC industry since 1991. Service, Sales, Repair, Installation, Remodels and New Construction. Servicing ALL makes and models. Residential ROC218897 Commercial ROC218898. LICENSED-BONDED-INSURED [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

**HANDYMAN: All American Home Services** Highly recommended handyman with 10 plus years of experience in remodeling, plumbing, painting for your entire home...  
Call for free estimates **480-621-2544** or email James at: [jlubay@gmail.com](mailto:jlubay@gmail.com)

## MEDICAL FOR PEOPLE & PETS

**McQueen Veterinary Clinic:** Scott E. McComb, DVM 1020 E. Pecos Rd. #1 (NE corner of Pecos & McQueen) 480-899-0038

**BackFit Health + Spine** Dr. Radi Rahimi - CEO/Clinic Director (Kempton Resident for 10+ yrs)  
4 Valleywide locations - Chandler, Gilbert, Mesa and Phoenix Offering full service Medical (primary care), Chiropractic, Physiotherapy, Pain Management services and more. All insurances/Medicare accepted.  
Visit us at: [www.BackFitHealth.com](http://www.BackFitHealth.com) **1-866-44-CHIRO**

## 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.kaseysmiabella.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/pennevscandles](http://www.partylite.biz/pennevscandles) 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)

**CCR Furniture Upholstery Cleaners, Inc.** In Home Cleaning Couches and Chairs, Home Furnishings, Office Furniture, Panel System, Wall Coverings. *Servicing the Valley.* **George 602-439-2150**

**T-Shirt Painting:** Have a T-shirt Painting Party! 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