

KEMPTON CROSSING NEWSLETTER

JULY 2014

VISIT OUR WEBSITE: www.kemptoncrossing.org

**Celebrate
Independence!!**

From the HOA Board

Chandler's 4th of July Fireworks Celebration

City of Chandler

Friday, July 4, 2014
Tumbleweed Park
Gates open at 4 p.m.
Fireworks at 9:30 p.m.
Parking \$5 per vehicle

Please note: Fireworks - of any kind, legal/illegal - are not allowed at this event, in the park, or parking lots.

- NO alcohol or grilling allowed in park.

- Parking is \$5 per vehicle.
- Parking is available throughout Tumbleweed Park.
- Please enter at either Hamilton St. & Germann Rd. or McQueen Rd. & Celebration Way.
- Disabled parking is available at both entrances.

<http://chandleraz.gov/default.aspx?pageid=162>

Resident quarterly HOA dues are due; Jan, Apr, Jul and Oct. each year. Since our transition to Cornerstone is complete, the delayed statement issue will be corrected beginning with the October 2014 date. Statements for October will be sent early September to allow for a timely remittance.

Recently, we have had damage occurrences to resident homes and reports of individuals playing golf in the common areas. The HOA is asking that there be **NO GOLFING** or **hitting golf balls** in any of our common areas. If you witness this activity, please contact Cornerstone immediately!!!! Remember, it could be your home receiving the damage.

Please remove your trash / recycle cans from the curb after collection. Trash or recycle containers must be placed behind gates, out of site, the evening of pick up.

HOA rules require that no trailer or vehicle parking behind RV gates is permitted **if** the trailer or vehicle exceeds the height of gate!

Any visible exterior changes to property; i.e. painting, external remodeling or other structure improvements must be submitted to the ARC for review; see our website for the necessary forms.

All of the above mentioned rules are enforced to ensure that our community remains clean, beautiful and safe. **Fines for violations will be imposed!** Thank you for your support and if you have comments or questions, please see our contact information below.

Keep Your Teens Active this summer by considering one of Chandler's Teen Programs. Visit: www.chandleraz.gov/content/teen-programs or contact:

COMMUNITY CENTER
Manny Padia, 480-782-2746
manuel.padia@chandleraz.gov

ENVIRONMENTAL CENTER
Michael Ballard, 480-782-2895
michael.ballard@chandleraz.gov

TUMBLEWEED REC CENTER
480-782-2900

Nextdoor

The HOA will **NOT** use this venue to post "rules and regulations", documents or communications to residents. All resident / members of Nextdoor, **PLEASE DO NOT** post any content from our website to Nextdoor!!!

Nextdoor.com is NOT a Kempton Crossing HOA sponsored website and we are NOT liable for it's content...

Inquires have been made as to how speed bumps can be installed on various streets within our community. The streets in our community are city streets and the responsibility of the city of Chandler. To get speed bumps installed, we must obtain and submit a petition of signatures from all residents living on the street in question. The city would conduct a speed usage study to determine the necessity. If you or your neighbor would like to start a petition, please contact CPI janet@cpihoa.com for guidance..

Kempton Crossing's website is: www.kemptoncrossing.org and is updated by Cornerstone Property Mgt. Please address your concerns to: janet@cpihoa.com Residents can access, Previous Newsletters, Property Owners Manual, Requests for Architectural Approval Forms, HOA Guidelines and Common Area Reservation Form, Community Photos, & Alerts!

Kempton Crossing HOA
c/o Cornerstone Property Management
4523 E. Broadway Rd.
Phoenix, AZ 85040

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



Our board members continually notice and receive resident complains. Areas of concern are: **RV Gates needing painting, 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 CPI 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 CPI Property Management for a copy. **All homeowners must maintain their lots in accordance with the HOA .**

Questions? Concerns? Complaints? Call: CPI Property Management

HOA Property Manager: Janet Giannini 4523 E. Broadway Rd. Phoenix, AZ 85040
Phone: 602-433-0331 Fax: 602-244-9214 E-mail: janet@cpihoa.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:** Allen Lund **Vice President:** Jim Milbert
Secretary: Liz Madrid **Treasurer:** Bruce Kappel **Member-at-Large:** TBD

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**

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: July 21, 2014 August – NO meeting! September 15, 2014

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.



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.: We offer our fellow neighbors a reduced rate of \$55.00 for spring or fall service. (Service or repairs in the middle of summer fall into our \$65.00 rate.) We handle all make and models including service, sales, repairs, installation, remodels and new construction for both residential (ROC218897) and commercial (ROC218897) customers. We are licensed, bonded and insured. Ken, has been in the HVAC industry since 1991. Check out our reviews online and then give us a call. J www.dawntillduskac.com - Ken 480-292-2763.

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: Digger Clark Handyman Services Home repair specialist. 10 plus years of experience in remodeling, plumbing, painting for your entire home...
Call for free estimates (602) 677-6288 or email at: diggerclark@cox.net

MEDICAL FOR PEOPLE & PETS

McQueen Veterinary Clinic: Scott E. McComb, DVM 3871 S Gilbert Rd, Suite 101
NE corner of Gilbert and Germann 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 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 or go to website at <http://my.tupperware.com/DPEVETO>.

Gold Canyon Candles: Call Paula Casto: 480-899-0639 pcasto@achen.com

At Wicks End: High quality, custom-made candles.... atwicksend@cox.net.

Kasey Mia Bella Candles: Great Gifts. Call 480-247-9420. <http://www.kasevsmiabella.scent-team.com>

Passion for the Wax Team: Penney Wilson 480-855-4649 plcandlelady@qwest.net
www.partylite.biz/penneyscandles Let PartyLite pay you to party.

Renting Seasons LLC: We rent snow clothes!! Why buy new when you know the kiddos won't fit into them next season? **Winter rentals include:** bibs, snow pants, jackets, gloves, snow boots, and sleds. **Summer rentals include:** wet-suits, beach chairs, beach umbrellas, sand toys and carry-all carts. Everything is just \$5.00 per item to rent!! Like our Facebook page at www.Facebook.com/RentingSeasons - Dawn 480-292-2764

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! 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 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.

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 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

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 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