



# KEMPTON CROSSING NEWSLETTER

September  
2007

## FALL HOA SOCIAL



The Fall Social Event is scheduled for Saturday, October 20th at the Tot Lot. Dinner will be served at 6:30 pm and a movie for everyone will start at about 7:30pm. Bring your own chairs or blankets and dress for what we hope to be a COOL evening.

If you want to volunteer to help with the planning, please contact David or Mary Ann Wright at 480-783-7479.

## KEMPTON CROSSING COMMUNITY YARD SALE



It's time to clean out the garage and get those items ready for the semi-annual yard sale:  
**Saturday, November 3rd from 7am to noon.**  
Signs will be placed around the community and advertising will be taken care of by the HOA.

## HOA BOARD MEETINGS *Everybody Welcome*

Regular board meetings will be held on the following Mondays: 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

## NEIGHBORHOOD WATCH



Don't be slow in reporting any suspicious activity going on around our properties. Call 911 if you think it is an emergency or call the Chandler Police at 480-782-4320. Please report all instances since it may result in increased patrols by police.

Here are just a few problems that have caused concern lately:

- The landscape bowl on the monument along Cooper Rd. was stolen. Apparently there were witnesses who didn't call anyone until it was gone. The other bowl along Pecos Rd. was stolen about a year ago too. The board has decided to wait until all the road construction is completed, and then they plan to update the monuments at the entrance streets.
- There have been reports of gas being siphoned from vehicles on the streets or driveways..
- Magnetic company signs have been stolen more than once from vehicles in front of homes.

Any vandalism in the common areas costs us all in expensive repairs. Please report it!

## Communication Corner:



### VIP Property Management

HOA Property Manager: Jason Harman  
26546 N. Alma School Rd. Ste. 100 Scottsdale, AZ  
85255 Phone: 480-585-8684 Fax: 480-585-8650  
E-mail: [Jason@vippropertymanagement.com](mailto:Jason@vippropertymanagement.com)



Kempton Crossing Website:  
[www.community123.com/Kempton](http://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](mailto:buchmann3@cox.net)



## CURRENT ISSUES

**TREES TRIMMED:** Approximately 250 trees located in the common areas have been trimmed in the last couple of months. This is a huge undertaking, but is necessary so that trees are not lost due to high winds.

**HOA STORAGE:** A cement block shed has been planned and will be constructed at the tot lot in order to be able to store HOA items in there.

**ROCK COVERAGE & PLANTS:** Rock in many areas of the property has been replenished, and phase 2 of the project will start soon. New plants will be planted in October to replace many that died.

**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 i.e. in your garage or in your back yard.

**POOL DRAINING:** Remember that 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](http://www.chandleraz.gov) for a complete listing of pool draining requirements.

**COMMON AREA RESERVATIONS:** If a homeowner wants to reserve a section of a common area in Kempton Crossing, you can do so by downloading the form at the website: [www.community123.com/Kempton](http://www.community123.com/Kempton) (Community registration code is 1803 ) and click on the Documents tab. The Board recently changed the hours you can reserve it to 8am-9pm. This form is also found in the Kempton Crossing Property Owners Handbook (Jan. 2006).



## **City of Chandler Recycling Clarification**

The SanTan Sun News published an article about 6 months ago that was discouraging to those of us who like to recycle. The City of Chandler Recycling Specialist, Tracy Conaway, was more than willing to clarify the program issues. The City is paid \$18 per ton of recyclables picked up in the blue bins. It COSTS the City \$38 per ton to haul away the trash in the black bins. That savings by the City is YOUR savings that translates into lower trash collection bills. Even though some of the items may not actually be recycled, changes occur all the time based on the commodity markets for the materials. So keep recycling your aluminum cans, food cans, pet food cans, plastic bottles, glass, and paper of all types—magazines, printing paper, cardboard, chip-board food packaging. Please do not put shredded paper, Styrofoam, or packing peanuts in the blue bins, and remove the caps, lids, and rings from bottles since they can get caught in the sorting machinery, and lids are often of a different type of plastic and are not recyclable. If you aren't reusing plastic grocery bags and want to recycle them, please take them back to the grocery stores. Albertsons, Bashas, Frys, and WalMart usually have recycling bins near the store entrance. Please do NOT put them in the blue bins since they also get stuck in the machinery that helps to sort the recyclables. When they say 'clean and dry', that doesn't mean you have to use a lot of water to wash the recyclables squeaky clean! A quick, small volume rinse or wiping cans and jars with a paper towel is adequate cleaning for recycling. If you have any questions, call 480-782-3525.

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



### **City of Chandler Contacts:**

**Website:** [www.chandleraz.gov](http://www.chandleraz.gov)

**Chandler Police Non-emergency: 782-4130**

City Neighborhood Services: 480-782-4320

Streetlight Repair : 480-782-3460

Sewer/Water Dept. emergency: 480-782-4130

Solid or Hazardous Waste : 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. 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 & 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](http://www.backfitchiro.com)

### **BASKETS, PLASTICS, CAKES AND CANDLES, TOYS**



**Tupperware :** Experience Tupperware: Still the best storage. From the freezer to the microwave in one container. 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 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](mailto: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](mailto:atwicksend@cox.net).



**Longaberger Consultant:** Handmade Longaberger baskets and pottery. Call to host a show: Sara Nakai 480-812-9715 [sara.nakai@cox.net](mailto: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](mailto:celirose2006@yahoo.com)



**Discovery Toys:** View the current catalog at [www.discoverytoysinc.com](http://www.discoverytoysinc.com) then place your order with Carolyn Woodburn at [twoodsmommie@yahoo.com](mailto: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](mailto: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 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! I also offer a 90-day sale guarantee. Call Clayton Hoyle at 602-550-0201. For a direct link to the MLS: [www.HomesbyClayton.com](http://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](mailto: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](mailto: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](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. Check us out on the web at [www.tailor-madebudgets.com](http://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](mailto: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](http://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](mailto:JenS@marykay.com). You can also view products or shop online at my website 24/7 at [www.marykay.com/JenS](http://www.marykay.com/JenS).