



# KEMPTON CROSSING NEWSLETTER

SEPTEMBER  
2008

## KEMPTON CROSSING COMMUNITY YARD SALE



## FALL SOCIAL

It's time to clean out the garage and get those items ready for the semi-annual yard sale:  
**Saturday, November 8th from 7am to noon.** Signs will be placed around the community and advertising will be taken care of by the HOA.

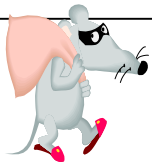
There will not be a Fall Social in October as previously planned. If anyone is interested in getting involved with HOA activities, and willing to plan events like these, please attend the upcoming Board Meetings.

## TOT LOT



The tot lot at Kempton & Cottonwood has been the subject of many Board concerns and actions. The Board has employed a playground maintenance company that inspects, cleans, scrubs, sanitizes, and repairs the equipment on a quarterly basis. (The frequency may be increased if warranted). They do pest control (spiders) and sift all the playground sand to remove things that aren't sand... The problem with repeated cuts in the shade canopy has been an issue of much discussion. Options include raising the canopy after repair or replacement, or removing the upper decks of the play equipment so the canopy can't be reached. The final decision has not been made. Signs will be placed soon indicating an age restriction for the equipment. Anyone outside the ages of 5-12 years old should not be on the equipment for safety and structural reasons.

## VANDALISM



Due to continued vandalism of our walls and common areas, the Board has approved a **\$500 reward** for any information leading to the successful prosecution of persons responsible for these damages. The metal vent on the tot lot storage shed has been stolen twice. The tot lot canopy has had holes cut in it twice. Multiple blocks in the walls and ramadas have had holes broken out of them apparently for climbing footholds. It may seem to some as minor mischief, but all of the repairs end up costing the HOA thousands of dollars in materials and labor. If you see any crime being committed, call the police immediately!



## HOA BOARD MEETINGS

ALL HOMEOWNERS ARE WELCOME!

Regular board meetings will be held on the following Mondays:  
**Sept. 15th, Oct, 20th, and Nov. 17th.** 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](mailto:Janet@vippropertymanagement.com)



# CURRENT ISSUES



## Painting Information

The temperatures will be cooling off soon which will make it a good time to re-paint your house if it needs it. Dunn-Edwards Paint Co. (Chandler Blvd. & Dobson) has created a palette of exterior paint colors that are pre-approved by the Board for re-painting your homes (ask for the Kempton Crossing Colors—there is a 25% discount on paint & accessories for our residents). You can use another brand of paint that has been color-matched to the approved colors. The paint colors are also posted on the Kempton Crossing Website. Please submit an architectural approval request to the management company for ALL exterior painting so that there is a record of the colors you are using. The following painters have been suggested by Kempton Crossing homeowners (this is NOT an endorsement by the HOA):

- \*McNeil Painting LCC Paul 602-622-2041
  - \*Personal Touch Painting, Inc. 480-323-8173  
www.personaltouchpaint.com
  - \*Burns Custom Home Improvement  
480-529-9687
  - \*Foote Painting 480-888-9719
  - \*Technique Drywall Repair, Inc.  
(Keith Halvorsen) 602-570-3679
  - \*ProActive Painting, Inc. (Stu Karp)  
480-201-9736 proactiveptg@cox.net
  - \*Rich Kramer 480-228-3960
  - \*Marvin 480-894-6326 c: 602-791-1095
  - \*Doug Pimental 480-357-8555 c:480-200-5438
  - \*Warren Painting (Greg) 602-380-4773
- You can check for a contractor's license at:  
www.azroc.gov/clsc/AZROCLicenseQuery

## Chandler Developments

The project at the northwest corner of Pecos and Cooper is called Pecos Village with 100,000 sq. ft. of office and 56,000 sq. ft. of retail space planned. No specific retail users have been identified but should be a mix of retail and restaurants. The southeast corner of Pecos & Cooper is a retail project called Santan Crossing with 29,000 sq. ft. of retail including a bank. No specific users yet.

Chandler Blvd. & Cooper: On the northwest corner it seems to be moving forward with a Wal-Mart Neighborhood Market. The northeast corner is for sale and probably no development in the short-term according to James Smith, Economic Development Specialist for the City of Chandler. All of these developments seem to be moving at a slow pace.



## Kempton Crossing Website

This is what you can find there:

- Previous Newsletters
- Architectural Guidelines
- Property Owners Manual
- Common Area Reservation Form
- Request for Architectural Approval Forms
- Paint Colors
- Community Photos

...and more

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

**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 \*\*\*



**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

All communication is done by BCC (blind carbon copy) so that e-mail addresses are not visible to others.

E-mail addresses are not shared in any way.



**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.



**Sprinkler Repair:** [www.IFIXSPRINKLERS.com](http://www.IFIXSPRINKLERS.com) Sprinkler repair & installation. 2 year warranty. Licensed/ bonded/ insured. Call Mike 480-233-1009.

### **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, 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](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).



**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/penneyscandles](http://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](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)



**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](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.

## 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](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.

**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)

**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! 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. 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

**ATTORNEY-** \$26 per month. DUI, Living Wills, Custody Disputes and more. Call 480-232-0150 for more information.

### **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**

**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).

**INK CARTRIDGE RECYCLING:** My kids school collects HP, Dell and Lexmark Ink Cartridges, so if you have any that you are planning on tossing, I'm willing to pick them up from your home whether it be 1 or a bag full. Thanks for your support and donations. Dawn at 480-292-2764