



KEMPTON CROSSING NEWSLETTER

OCTOBER 2013

VISIT OUR WEBSITE: www.kemptoncrossinghoa.org

When Autumn Life has Ended (Susan Nlkitenko...2010)

Autumn is a fanciful season, the leaves a colorful glow. The Squirrels gather for winter before the cold winter's snow. Pumpkins brighten grandma's front porch, Scarecrows cheer each passerby.

Harvest cooking fills the autumn air, Apple tarts and Pumpkin pie. The woody bear forecasts the weather; the flowers of summer fade Bringing forth life in a tiny seed; A miracle that is heaven made.

Memories and laughter fill my heart; when I think about it all, The yearly hayride until dark; And all the fun in the fall. I am reminded this time of year, We must gather and prepare.

Because harvest time is ending soon. And though fall is beautifully designed and holds a place in my heart. There's nothing like my home awaiting; filled with God's celestial art.

If we fill our lives with goodness and plant God's seeds along the way. When the autumn life has ended they will bloom a sweet bouquet.

Greetings Residents,

This newsletter is packed with information and notifications from HOA. The HOA Board members want to hear your ideas, thoughts and comments or suggestions that will help improve our community. Please be aware that our HOA newsletter mailbox address has changed. Our new Newsletter email address:

newsletter@kemptoncrossinghoa.org

Thank you to residents who attend our HOA monthly meetings. We have a resident forum during our meetings where residents can have their voices heard by the HOA board members. We would encourage and welcome resident participation.

Have a safe Halloween, Happy Thanksgiving and wonderful Christmas Season!!!

The HOA looks for support from residents therefore, if you would like to offer ideas or support to our community, or to the social committee, please contact the HOA Newsletter mailbox.

newsletter@kemptoncrossinghoa.org

****HOLIDAY ALERT****



We are in the Process of planning the HOA Christmas celebration to be held on December 14th 2013. As in 2012, the HOA will sponsor a holiday **Food Drive**, and all much needed donations to Mathew's Crossing will go to needy families in the Chandler community. Also, we will again have Food, Music a Snow Playground, Raffles and a few guests. Watch your emails for further announcements.

If you would like to help plan or organize, Please contact the HOA newsletter mailbox at:

newsletter@kemptoncrossinghoa.org

We can certainly use the help!!!



Nextdoor.com is a neighborhood website that residents can join to share information and advertise services. This is a great way to communicate with neighbors however, others can view your information. Always use caution when sharing personal information.

Check out Kempton Crossing's website: www.kemptoncrossinghoa.org

There is some great information for our residents, i.e. **Business and Services** advertisements. Previous Newsletters, **Property Owners Manual**, Requests for Architectural Approval Forms, HOA Guidelines and Common Area Reservation Form, Community Photos, & Alerts!

Important Notifications from The HOA Board and V.I.P. Management

Parks / Ramada For the safety of all Residents and the Children in our community, the Parks are closed from 10:30pm until Dawn. You may reserve any of the park areas for private events, by visiting our website, obtain the form required to make this reservation.

Communication and E-mails: Our community has 435 homes, mostly where owners are residents however, other Owners are landlords. Many residents travel for business or are away for extended periods. In this electronic age, the use of e-mails is important. To date, we have over 300 resident email addresses in our database which are used to communicate important events or safety issues affecting our community and to notify residents of violations affecting their property that need to be remedied. Please check your “junk or spam” folders to ensure you are receiving emails from the HOA. Our website is kept up to date with meeting minutes, newsletters and Association forms and documents. We encourage you to visit the site for valuable information.

Owner Obligations: Each Owner has the obligation to maintain their property; it is not the HOA’s obligation to manage it for you! It is important for all Owners, especially if you are renting out your home, to inspect it regularly to make sure the landscaping and structure are being properly maintained.

Courtesy Notices: At the recommendation of the Property Manager, the Board has authorized the use of Courtesy Notices when issues exist or there are property violations. No one likes getting a fine and Courtesy notices have been effective for many residents however, abused by other Owners who have declined to keep their properties in compliance in the HOA rules and obligations. Some owners feel they do not have to do anything until the Management Company takes the time to write a letter. In the future, **e-mail addresses** will be used to notify Owners of violations. This allows for much quicker notification, gives Owners more time to remedy the violation, and, if you are a landlord or have a vendor who would address the issue, then it can be forwarded, again for a much quicker response. If we do not have your e-mail, we would suggest you get it to the Property Manager as soon as possible.

Landscaping / Common Walls: There are many large trees in our community. Some are in the Common Areas and many are in your backyards or those of your neighbors. The Association is responsible for the maintenance and landscaping in the common areas and each Owner is responsible for what is on their property. Trees in backyards need to be maintained as best as possible to not negatively affect your neighbor. It is also important for Owners to remember the benefit of the trees in your neighbor’s backyard or in the common areas. Trees allow for shade and privacy as well as adding to the overall beauty of the neighborhood. Often times, winds will blow leaves around which land in places unexpected. Many Owners have grass or plantings in their back yard. Each Owner is responsible for the effect of watering on your walls. Overwatering can cause damage and leak through to a neighbor’s yard or to Common Areas. The cost to repair and or replace these walls would belong to that Owner. Please take this information into consideration when thinking you might have a problem.

Painting: The Association has many approved paint schemes. They can be found on our website and it is important that you submit an Architectural Request prior to painting. Colors have changed and all homeowners must use one of the many approved color schemes. Also, you will find a link to the Dunn Edwards webpage that will allow you to check out the colors online and to get input from others whose opinion you value. Please be sure to leave time for the request to be approved by the architectural committee and a reply to be sent back to you.

Kempton Crossing Color Palette at Dunn Edwards

<http://dunnedwards.com/Homeowners/ExploreColor/ColorTools/ColorArchive.aspx>

Click on the link, put in location and submit and alphabetical list will be represented for you to choose

Kempton Crossing

Kempton Crossing HOA
c/o VIP Property Management
26546 N. Alma School Rd. Ste. 100
Scottsdale, AZ 85255

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



VIP Management continues to receive resident complaints. Areas of improvements: **RV Gates needing to be 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

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:** Werner Buchmann

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: October 21, 2013 November 18, 2013 No December Meeting!

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.: 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

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

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 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://mv.tupperware.com/DPEVETO>.

Gold Canyon Candles: Variety Fragrances, Seasonal, Baking Collection, Pillars, Votive, and Aromatherapy. Call Paula Casto: 480-899-0639 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.

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.kasevsmiabella.scent-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/penneycandles 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! 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](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