

KEMPTON CROSSING NEWSLETTER

OCTOBER 2016

VISIT OUR WEBSITE: www.kemptoncrossing.org

An October Poem

October's Bright Blue Weather

by Helen Hunt Jackson

O sun and skies and clouds of June
And flowers of June together,
Ye cannot rival for one hour
October's bright blue weather;
When loud the bumblebee makes
haste,
Belated, thriftless vagrant,
And goldenrod is dying fast,
And lanes with grapes are fragrant;
When gentians roll their fringes
tight,
To save them for the morning,
And chestnuts fall from satin burs
Without a sound of warning;
When on the ground red apples lie
In piles like jewels shining,
And redder still on old stone walls
Are leaves of woodbine twining;
When all the lovely wayside things
Their white-winged seeds are
sowing,
And in the fields, still green and fair,
Late aftermaths are growing;
When springs run low, and on the
brooks
In idle, golden freighting,
Bright leaves sink noiseless in the
hush
Of woods, for winter waiting;
When comrades seek sweet country
haunt
By twos and twos together,
And count like misers hour by hour
October's bright blue weather.
O sun and skies and flowers of June,
Count all your boasts together,
Loveth best of all the year
October's bright blue weather.

From the HOA Board

Hello Residents,

**Many residents conveyed their support to the HOA Board members, who decided to remove the sand around the playground area! It became an "oversized" litter box for the ferrel cats which created a bacteria hazard for children. It was the only option to ensure the health safety of our children. The new cushion base looks great and residents love it!

This Year's **HOA Winter event will be held **Saturday, Dec. 3rd**!! Cottonwood Park.

A postcard announcement will arrive in the mail. We will again, have a **food Drive** to benefit Matthews Crossing Food Bank. Bring all you can. Volunteers to assist with event are welcome!!

**Excluding Quarterly Dues statements, most communications are delivered via email! The HOA asks all residents to update their email address.

Any questions or comments, please contact Janet:

janet@cpioha.com



Saturday
November 5th 2016
7:00 am to 12:00 noon.

Around Town

*** HOLIDAY EVENTS *** City of Chandler

November Chuck Wagon Cook-Off

Friday Nov. 11th and Saturday, Nov. 12, 2016. Cooking demos, wagon rides to Railway Museum and live music. Chuck wagon food items for purchase starting with breakfast at 10a.m. - Evening campfire and smores

December 3, 2016

Celebrate a unique tradition that draws visitors from far and wide during the holidays. This community festival also includes the beautiful Parade of Lights. This year marks the 60th Tumbleweed Tree built in Downtown Chandler.

Festival of Lights 4:30-9 p.m
Parade - 7 p.m.
Downtown Chandler
Free Admission

Get more information form the
City of Chandler website:

<http://www.chandleraz.gov>




The HOA will **NOT** use this venue to post "rules and regulations", documents or communications to residents. **Nextdoor.com** is **NOT** a Kempton Crossing HOA sponsored website and we are **NOT** liable for it's content...

Kempton Crossing's website is: www.kemptoncrossing.org and is updated by Cornerstone Property Mgt. Please address your concerns to: janet@cpioha.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 complaints. 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: \$116.00 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: Larry Steinberg **Treasurer:** Bruce Kappel **Member-at-Large:** Cherry Marfisi

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 17, 2016 November 21, 2016 No meeting December!

City of Chandler Contacts: **Website:** www.chandleraz.gov **Graffiti Hotline: 480-786-4322**
Chandler Police Non-emergency: 782-4130 **Streetlight Repair: 480-782-3460**
Sewer/Water Dept. emergency: 480-782-4130 **Solid or Hazardous Waste: 480-782-3510**
City Neighborhood Services: 480-782-4320 **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

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