



KEMPTON CROSSING NEWSLETTER

December
2007

ANNUAL MEETING CALL FOR BOARD MEMBER NOMINEES

The Annual Homeowners Meeting is scheduled for January 21st, 2008. The package of information and absentee ballot will be mailed to owners after Christmas. It is important to at least mail in the ballot since a lack of quorum (i.e. not enough voters), just wastes time and money for the association.

WINTER LANDSCAPING

Kempton Crossing does not require overseeding of lawn areas in the front yards. It is OK to allow the summer grass to go dormant for the winter! Just remember that even though the grass is dormant, the weeds will still grow and it is the responsibility of the homeowners to keep the grass areas weed-free during the winter months and to fertilize, irrigate, and re-seed if necessary in the spring.

Now is the time to use a pre-emergent product on your rock areas! You can prevent a lot of weeds from sprouting in the spring when it rains.

HOA BOARD MEETINGS & ANNUAL MEETING

Regular board meetings will be held on the following Mondays:
Jan. 21st (annual meeting), Feb. 18th, and March 17th, 2008 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— Package Deliveries & Other Crimes



Several neighbors in Kempton Crossing and other nearby neighborhoods have recently reported the theft of packages left by their front doors. There have also been a few instances of car windows being shot out by some sort of gun.

Our common areas have been hit by vandalism and graffiti in recent months, and this all results in expensive repairs.

Please don't be slow in reporting any suspicious activity or vehicles around our properties. Call 911 if you think it is an emergency or call the Chandler Police at the non-emergency number; 480-782-4320. Please report all instances of theft or crime since it may result in increased patrols by police and is important for them to be able to realize the extent of the problem.

Also call or e-mail our property manager listed below so that the HOA board can be made aware of any and all problems.

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



Kempton Crossing Website:

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



CURRENT ISSUES

HOLIDAY LIGHTS AND DECORATIONS...They are beautiful during the season! Just remember that they must be removed no later than January 15th.

HOA STORAGE: The shed was finally finished at the tot lot in order to be able to store HOA items..

GARBAGE AND RECYCLE CONTAINERS: Leaving the containers visible in front of your house is probably the most common issue for which you might receive a violation letter. Save some time for our manager...please put them away on the evening of the day of pickup..and store the containers out of site in your garage or in your back yard.

LANDSCAPE WATERING: The City of Chandler Water Conservation Coordinator sent out some recommendations for watering: (or visit the interactive web site at <http://www.wateruseitwisely.com>)

Watering recommendations:

- Bermuda grass: once/30 days Overseeded Rye grass: once/14 days
- Desert Trees & shrubs: once/30-45 days High water use: once/14-21 days
(depends on whether trees and shrubs are on the same valve or separate valves)
- Cacti & Succulents—only if needed
- Annuals: once/10 days
- Wildflowers: once/15 days

Voter Registration Reminders



Did you know that Voter Registration is needed anytime you—
Change your address Change your name Change your party affiliation

If you need to register to vote or have questions about our voting precinct or legislative district, please contact:

Marsha Atkin
Republican Chairman for Nathan Precinct
2292 E. Kempton Rd.
480-917-1795

or go online at: <http://recorder.maricopa.gov>

State Legislative District 21
State Senator: Jay Tibshraeny
State Representatives: Warde Nichols, Steven Yarbrough

Congressional District 6
U.S. Senators: John McCain, John Kyl
U.S. Representative: Jeff Flake

HOA Dues are 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 ***



City of Chandler Contacts:

Website: 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



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

Wrought Iron: Wrought iron pool fencing and repairs/welding. Handrails & security doors. Call Don at 480-247-9420.

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

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 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

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.

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 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



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! I will bring the t-shirts (all sizes) and supplies. 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.

TRAVEL AGENCY



SelectOneTravel.com GREAT DEALS ON AIR, HOTELS, CAR RENTAL, CRUISES, VACATION PACKAGES AND MORE! We are much more than your full-service travel agency. Proceeds benefit charitable organizations. Go to www.SelectOneTravel.com and click on the 'About Us' section for details. Johnny & Rosa , Owners/Independent Travel Agents.

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) 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.

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

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! 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

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

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. Check us out on the web at 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 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 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. You can also view products or shop online at my website 24/7 at www.marykay.com/JenS.