



KEMPTON CROSSING NEWSLETTER

DECEMBER
2008

KEMPTON CROSSING ANNUAL HOA MEETING & BOARD MEMBER ELECTION



An Annual Homeowners Meeting is required every year in order to approve the next years budget and elect board members as needed. This meeting is scheduled for **January 19th, 2009 at 7pm.**

Three Board Member positions are open. One is a 1-yr. term (completing the term of one member who resigned) and two 3-yr. terms. The Board decides among themselves as to who fills a specific role. If you are interested in running for a board position, please contact Janet Giannini— Phone: 480-585-8684
Fax: 480-585-8650 E-mail: Janet@vippropertymanagement.com

The package of information and an absentee ballot will be mailed to owners toward the end of December. 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. Ballots can also be submitted in person at the annual meeting. Remember that there are blue mailboxes on Cottonwood (close to Pecos) , at the Walgreens at Chandler Blvd. and Cooper, and at the UPS store at McQueen and Pecos.

SOCIAL EVENTS

The Board has budgeted funds for two social events in the next year. In order for these to happen, the HOA needs volunteers willing to contribute the time needed to plan and staff the parties. If you are the social-planner type and would like to plan a social for the coming year, please contact Janet Giannini (info below under VIP Property Management).

HOA BOARD MEETINGS



ALL HOMEOWNERS ARE WELCOME!

The HOA Board Meetings are held at the Community Congregational Church, 240 S. Cooper.

Annual Meeting: Jan. 19th, 2009 at 7pm

Regular board meetings will be held on the following Mondays:

Feb 16th, Mar 16th, & April 20th, 2009 Mark your calendars!

Volunteer Board members are: President: (open) 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

CURRENT ISSUES



WHAT IS A BOARD MEETING LIKE???

Since the vast majority of homeowners have never been to a monthly or annual HOA Board Meeting, I thought that you might like knowing what to expect if you ever get the urge to go to one. Most of the time, there are no church functions at the same time, so it is just the HOA meeting which is held in a small education room. Generally, there are the 4-5 Board members present, Janet, the Property Manager, the Architectural committee chair, the wife of one of the board members (on the Architectural committee), myself (Newsletter committee & Architectural committee), sometimes the owner of the Landscaping Co. and sometimes one or two other familiar faces. Rarely, another homeowner shows up due to a concern or complaint, or a request for a hearing with the board. The meeting follows (loosely) Robert's Rules of Order with motions, seconds, and approvals. Every meeting starts with the homeowners forum, where anyone in attendance can bring up any issue or get questions answered in a very informal discussion. After that, there is an agenda that is followed dealing with the financials for the month, Architectural applications, discussion of what need to be put in the newsletter, property repair needs, maintenance, Property Manager reports regarding violations, fee payments and legal actions. I can say that in the seven years my husband & I have attended these meetings, Kempton Crossing has gone from an HOA teetering on the brink of financial trouble to an HOA with a healthy bank account, great reserve fund, and still, low HOA dues. The positive situation has been due to decisions made by past and present Boards (all volunteers) with help from a great management company. Where some HOA's are struggling due to a large number of foreclosure issues, Kempton Crossing is doing well. In today's financial climate where all we hear about are the bad things, it is nice to know that our HOA is financially sound.

Chandler Developments- What's Going On?

Since the last newsletter, it appears that most new construction at Pecos & Cooper and Chandler Blvd. & Cooper has been halted. The City Planning Department has not seen any action for several months.

The construction on the west side of Cooper just south of Frye is the beginnings of an alternative school within the Chandler Unified District. According to Asst. Superintendent Jeanette Polvani, it will be a 20,000 sq. ft, two-story building that will open in July 2009. It will serve grades 7-12 with approximately 300-350 students and probably will be in open 8am to 6 pm.

The City also has plans to put in a pedestrian bridge over the canal which will connect Frye to Cooper but with no vehicle access.



Kempton Crossing Website

www.community123.com/Kempton

Community registration code =1803

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

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.



Dennis Pinnick Painting: Call Dennis at 602-999-4511 for a free quote. Interior/Exterior, 25 years experience. Arizona native. Clean, professional work.

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 Sprinkler repair & installation. 2 year warranty. Licensed/ bonded/ insured. Call Mike 480-233-1009.

Klein Roofing Services: 23 yrs in the roofing industry. General roofing repairs & coatings. Flat roof specialist. Coat with white elastomeric roof coatings to add years to the life of your flat patio roof. Call Jeff for a free estimate— 480-226-2202.

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

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 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 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.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.



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.

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.

Century 21 Premier: 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

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

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. 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

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 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.