



KEMPTON CROSSING NEWSLETTER

DECEMBER
2009



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 18h, 2010 at 7pm** at the Community Congregational Church, 240 S. Cooper Rd

One Board Member position is open for a 1-yr. term (completing the term of one member who is resigning). The Board decides among themselves as to who fills a specific role. Forms were mailed in November to all homeowners asking for nominations for a new board member.

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.

Holiday Package Deliveries



Be aware that packages have been stolen from entryways in past years especially around the holidays. As neighbors, we can keep an eye out for suspicious people & vehicles in the area. If a delivery for a neighbor is made to your house, please keep the package until your neighbor is able to collect it from you. Do not put the package at their door where it could be stolen. Unfortunately, packages are not always placed in a non-visible area and one wonders whether UPS trucks are followed around the neighborhood as deliveries are being made. **Chandler Police Non-emergency: 782-4130**

SOCIAL EVENTS

The Board has budgeted funds for social events in the next year. However, 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 Social Events and Yard Sales will not occur unless at least two homeowners volunteer as a committee to take care of the planning, signs, etc.



HOA BOARD MEETINGS

The HOA Board Meetings are held at the Community Congregational Church, 240 S. Cooper Rd.
Annual Meeting: Jan. 18th, 2010 at 7pm
Regular board meetings will be held on the following Mondays: Feb. 15th & March 15th, 2010
ALL HOMEOWNERS ARE WELCOME! Mark your calendars!

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

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

Newsletter—Delivery Change



The newsletter will no longer be mailed to every homeowner but will be available at the website. **However, if you would like to continue to receive a newsletter by mail, you will need to contact Janet at VIP Property management to stay on the mail list.** The Neighborhood Services listings are also found at the website.

NEWSLETTER COMMITTEE: If there is anyone who would like to volunteer to take over the quarterly newsletter production, the position is available. Seven years is a long time for one person to be doing this!

Questions? Concerns? Complaints? Call: 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

HOA Dues: \$100.00 due & payable quarterly on or before Jan. 15th, April 15th, July 15th, and Oct. 15th.

Volunteer Board members: President: Werner Buchmann Vice President: Jeff Forman
Secretary: Bruce Kappel Treasurer: Allen Lund Member-at-Large: Kenneth Carl

NEW! Kempton Crossing Website www.kemptoncrossinghoa.org

Includes: Business and Services advertisements by Kempton Crossing Residents, Previous Newsletters, Property Owners Manual, Approved House Paint Colors. Request for Architectural Approval Forms, Architectural Guidelines Common Area Reservation Form, Community Photos, & Alerts!

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 kept private and not shared.

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