



# KEMPTON CROSSING NEWSLETTER

OCTOBER  
2009

## Fall Social

**Saturday, October 24th 5:30 pm**



Join all your neighbors at the Tot Lot (Kempton Rd. & Cottonwood) for movie night on Saturday October 24th. Dinner of hot dogs, chips, cookies, popcorn & drinks starts at 5:30 pm. The first movie, *Monsters & Aliens (PG)*, will be begin at 6 pm. The second movie, *X-Men Origins: Wolverine (PG-13)* will follow.

There will be prize drawings for a movie DVD and one quarterly payment of HOA dues. Be sure to bring something to sit on like lawn chairs or ground blankets and a sweater or jacket to keep you all warm and cozy.

Thanks go out to David and MaryAnn Wright and others for volunteering to organize this social!

## Newsletter—Delivery Change



The HOA Board would like to decrease mailing costs by discontinuing newsletter mailing to every homeowner. **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 found at the website. In the past, the newsletter was included with the quarterly billing notices. However, with many homeowners opting for automatic account withdrawal and the mailing of once per year payment books, the quarterly statement mailings are no longer needed. With a new website, (see following page) that is updated by a webmaster, keeping it up to date is easier. The newsletter and other forms can be printed from the website.

## Community Yard Sale— Saturday November 14th

Clean out those closets and garages and get ready to sell it all on Saturday November 14th from 7am to noon. Signs will be placed at the community entrances.



## Neighborhood Watch Curbs Crime

At the Kempton Crossing HOA Board meeting on September 14th, 2009, Officer Jerry Ruhland from the Chandler Police Department, spoke about ways to protect ourselves from the burglaries in our neighborhood. One of the main ways that may help is to create a Neighborhood Watch. A Neighborhood Watch consists of approximately 30 homes in the block. Someone within that area must take the helm as the organizer, contact the Chandler Police Department to arrange a date, and contact all the neighbors to participate. The officer will give a 2 hour presentation on a Tues., Wed., or Thurs. evening. Contact the Chandler Police Department for organizing your watch. There are a few watches being organized by homeowners as a result of the increase in burglaries in the last few months. This is a GREAT way to meet and get to know your neighbors.

Approximately 30 more homeowners have requested that their email address be added to the Kempton Crossing list. This list has been used to quickly notify everyone of issues in our neighborhood. If you are not on the notification list, send an email to be added to buchmann3@cox.net.

## HOA BOARD MEETINGS



The HOA Board Meetings are held at the Community Congregational Church, 240 S. Cooper. The next meetings are scheduled for Mondays at 7pm: **October 19th, & November 16th, 2009**  
**ALL HOMEOWNERS ARE WELCOME!**

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



### **Landscaping Reminder**

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 get ready to use a pre-emergent product on your rock areas! You can prevent a lot of weeds from sprouting in the spring when (if??) it rains.

**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](mailto: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](http://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](mailto: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](http://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