



The Parkwood Ranch Round Up

Parkwood Ranch Community Master Association Newsletter

Third Quarter 2004

www.parkwoodhoa.com

Vol. 1 Issue 3

Steps in the CC&R appeal process explained

Members who want to appeal a CC&R fine can do so to the Board of Directors either by letter, delivered to the management company office, or in person at a regularly scheduled meeting of the Board. An appeal must be placed on the agenda by contacting the management company. The Board of Directors will then decide to:

- Grant the appeal and waive the fine, or
- Deny the appeal.

The decision is based on the following:

Severity of the violation – Health and safety concerns are most serious.

Timeliness of compliance – after first becoming aware of the CCR violation.

History – of previous CCR violations, if any, and the responsiveness of the member in addressing those violations. History of past fines being assessed.

Other information – relevant to this specific case (i.e. information provided by the HOA member or his representative; information provided by others who may be affected, management company personnel, and other verified sources).

Vandals cause \$1,400 in damage

Approximately one dollar was taken out of the pocket of every Parkwood Ranch HOA member over the Memorial Day weekend when vandals caused \$1,400 worth of damage to the irrigation system in several places in our neighborhood.

A neighbor called to report the vandalism to the sprinkler system, which occurred in four areas: behind Skyline High School, behind Skyline Park, on the south side of Coral Bell, on the north side of Coral Bell, across from the park, and on the north side Coral Bell, past Wild rose.

In addition to 45 sprinkler heads being kicked off, there were two main line breaks, bleeder screws missing and round lid valves missing.

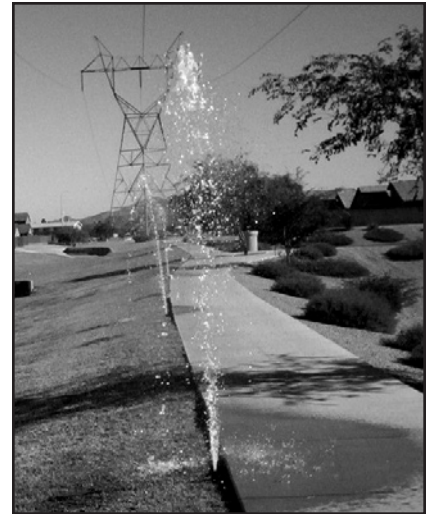


Photo by Joe Ortiz, DLC

A report was made to the Mesa Police Department; any resident with information on who may have committed the vandalism is encouraged to call either Mesa PD or Renaissance Community Partners.

New member elected to Parkwood Ranch Board

New Parkwood Ranch resident Heather Fassnacht has been elected by the membership to the Parkwood HOA Board of Directors. Fassnacht moved into the neighborhood in December, 2003. She encourages all members of the Parkwood Ranch community to get involved with their neighborhood.

“I think it is imperative that people who reside in a community with an HOA understand the dynamics and positive impacts it has,” Fassnacht explains. “If more people took the time to become involved, or simply attend meetings to ask questions, the end result would be a better understanding of what an HOA is about. STRUCTURE and management is as imperative to a community as it is to a family. Whether you want to live in Parkwood Ranch until retirement, or you will look forward to a healthy profit from a short term sale, your HOA helps maintain the resale value of your home. Get involved.”

President's Report

A Safe Community

By Beverly Blackburn

Summer is here! Kids are out of school, vacations are planned, and new bottles of sunscreen have been purchased. With great opportunities for summer fun, how many of us have thought about summer safety?

There are several areas of concern that each of us should consider. Areas to bear in mind would be pool safety, crime-proofing your home, and remembering community responsibilities.

We all enjoy cooling off in the water after a long day, or entertain-

ing friends beside the pool. Due to the enticing nature of pools, we must be diligent in our efforts to make them safe for everyone, especially our kids. Too many of our children have drowned, or been injured in and around our pools. A few suggestions on keeping our children, neighborhood children, and ourselves safe:

- Install pool fencing around your pool and child locks on all gates. This would include the gates leading into the backyard, not just the pool gate.

- Install childproof handles and self-closing doors on all house doors leading to the backyard. Childproof handles installed at a height that small children can't reach helps prevent access to the pool area.

- Pick up and keep toys out of the pool area. Do not leave pool toys floating in the pool. These are classic lures for children.

- Before allowing neighborhood children to swim in your pool, speak with their parents to assess the child's level of swimming ability.

And as always, the two most important things to remember... have adult supervision and learn CPR.

Many of us travel during the summer months, leaving our homes empty for some period of time. Summer months provide prime opportunities for criminals seeking unsuspecting and unprotected prey. Having our homes and/or our cars broken into and vandalized is an extremely frightening form of personal violation. There are precautions we can take to lessen the chance of it happening to us.

- When leaving on vacation, lock and bolt all doors, including the door leading from the garage into the

house. Close and lock all windows. Buy some appliance timers and put lamps on a schedule to turn on/off during the evenings and early morning; and TV's on a schedule to turn on/off during the afternoon and early evening.

Install outside lights that are motion sensitive. Place a padlock on the gate to the back yard. Completely close and lock all garage doors.

Ask your neighbors to keep an eye on visitors/solicitors approaching your home. Stop mail and paper delivery. Have family members or friends stop by to water plants, feed animals, etc. so any prospective criminal can see people coming and going, giving the impression that someone is actually home.

Each of us has a responsibility to help protect our community and keep it safe. These responsibilities include reporting vandalism, crime, and suspicious activities. Unfortunately, sometimes kids get bored during the summer months and end up participating in activities that damage our community. When vandalism occurs to HOA property, it affects the overall appeal of our community, costs the association money in repairs and can have after-effects such as requiring the need to raise assessments.

Reporting crime links evidence against criminals, increases police patrols, and increases awareness. We all have the responsibility to report all criminal activity. An individual's willingness to contact police can safeguard our homes, our children, and our community. One fine example



Association Board News

The Parkwood Ranch Association Board is looking for new members for both the board and the Architectural Review Committee. Board and ARC members must live within Parkwood Ranch and be current with their assessments. If you are interested, please contact Renaissance Community Partners at 480-813-6788.

All meetings are held at Merrill Gardens Retirement Home (on Ironwood, north of Southern)

June Arch. Review Committee Mtg.
6/22 - 7 p.m.

June Board Meeting
6/28 - 6:45 p.m.

July Arch. Review Committee Mtg.
7/20 - 7 p.m.

July Board Meeting
7/26 - 6:45 p.m.

August Arch. Review Committee Mtg.
8/16 - 7 p.m.

August Board Meeting
8/23 - 6:45 p.m.

Sept. Arch. Review Committee Mtg.
9/21 - 7 p.m.

September Board Meeting
9/27 - 6:45 p.m.

See President's report, cont'd on page 3

Treasurer's Report

By *Charlie Stock*

This past quarter, maintenance of our common areas continued to be an important part of the board's concern. We want to do our part in helping to improve the community as well as the value of your property.

We have signed a contract to paint the view fences in our community; if the painting has not been completed in your area, it will be shortly.

Another cost item for the Association are real property taxes. Our property managers have undertaken the task trying to consolidate the various number of common areas that are taxed separately. This hopefully will enable us to reduce the taxes we are required to pay annually.

We are continuing aggressive efforts to reduce the number of delinquent properties. We truly

wish that we would not have to take the steps outlined in the last newsletter to effect the collections. The good news is we sent out less past due notices last quarter than the previous one.

Our annual audit has been completed and we have no deficiencies, thanks to our current property managers, Renaissance Community Partners.

We also have undertaken a change in how the Reserve Funds are invested. For those not aware, we are required to set aside funds to provide for the future maintenance of our community. By the year 2025 we will need to have on hand in our Reserve Fund Accounts about one million (\$1,000,000.00) dollars. We currently have about three hundred thousand (\$300,000) dollars.

Again, if you have any questions, I can be reached at user894291@aol.com.

President's report

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of this occurred on the last day of school, May 26th. Kevin, a Parkwood resident, saw a suspicious person outside his home early in the morning. The man's appearance gave the impression that he did not belong in the neighborhood. Kevin watched the man while his daughter left for school. After making sure his daughter made it to school, Kevin located the man on another street. He called the Mesa Police Department's non-emergency phone number (644-2211) and reported a suspicious person. The police responded and found the man in another homeowner's yard. He was questioned and arrested by the police. The police later informed Kevin that this suspicious man was

high on drugs, carrying tools to break into a house, and had three outstanding warrants for burglary and theft. What family – how many families – were spared from this man's intentions? We will never know. After relating this incident to me, Kevin stated, "I just hope that others in this neighborhood will do the same when (they) see something that is just not right."

I hope that each and every resident and homeowner in Parkwood Ranch is willing to take on the responsibilities to protect our children, our homes, and our community. If we work together towards the same goal, a safe community can be achieved.



TAKE A BITE OUT OF
CRIME

Crime Watch

Two programs to help residents fight speeders

• Neighborhood Speed Watch

This program is a citizen-involved activity in which neighborhood residents collect vehicle and speed information to allow identification of and warnings to be sent to speed limit violators on residential streets. Notices will be sent by the Transportation Division to the registered owners of the speeding vehicles, encouraging them and other drivers to please watch their speed on residential streets. To receive more information, or to reserve a radar gun for use in your neighborhood, please call Transportation at (480) 644-2160.

• Speed Trailer

The Speed Trailer is available to neighborhoods on a registration basis only. The trailer "clocks" the speed of the approaching vehicle and posts it for the driver to see. It is a visual warning device. To find out more about this program or to reserve the trailer, please call the Mesa Police Dept. Superstition substation at (480) 644-4371.

Important Phone Numbers

Silent Witness 1-800-343-TIPS
Narcotics Hotline 644-5081
Graffiti Hotline 644-3083
Gang Hotline 644-4264
Fraud Alert Hotline 644-2345

Visit
www.parkwoodhoa.com
for more community
information

Architectural Review Committee Report

By *Greg Wolfe*
Committee Chair

Storage sheds, patio covers, play structures, and gazebos are all amenities that many of us want to include in our yards. The Parkwood Ranch Board of Directors and Architectural Review Committee (ARC) have been working to make it possible for homeowners to install these structures and still protect the overall appearance of our neighborhoods. There has been some confusion over architectural guidelines governing these structures, so revisions to the architectural guidelines have been made that should help make them easier to understand.

The most important thing to remember is that all visible modifications you make on your property must be approved by the ARC before the work is started. This includes any structure that can be seen over the fence line by your neighbors. In the case of properties with view fencing, all landscape modifications in the backyard must be approved. So please don't purchase that storage shed or shade canopy at Costco or Home Depot before checking the guidelines and submitting your plans to the ARC.

The architectural guidelines and submittal form are available on the Internet at www.parkwoodhoa.com or by calling Renaissance Community

Partners at 480-813-6788.

The guidelines covering storage sheds, accessory buildings, gazebos, armadas, patio covers, and play structures are now located in a common section, "Accessory Structures". There you will find how the ARC defines each structure and the limitations placed on size, height, color, materials and placement. A quick look at the guidelines will help you determine the size and type of structure appropriate for your home.

There has been some concern regarding trampoline nets in many yards. These are considered safety equipment and are allowed under the guidelines. There are, however, setback and maintenance requirements. If you have a trampoline please make sure you have approval from the ARC for any safety nets that are taller than your fence line.

The ARC is constantly trying to balance the mission of the Homeowner's Association with the private property rights of our members. We want you to enjoy your property, but at the same time respect your neighbor's rights as well. If you have any questions or comments regarding the Architectural Review Committee, or would like to donate two hours a month to join us, please call Corilee Bishop at Renaissance Community Partners, 480-813-6788.

Neighborhood Speed Humps

If you and your neighbors are interested in having speed humps installed in your neighborhood, the City first must gather speed samples. If your location qualifies, speed humps and signing can be installed. The City will charge residents a fee for the speed samples, along with the construction of speed humps and installation of warning signs if the neighborhood qualifies. The typical cost for a speed hump begins around \$5,000. For more information, call (480) 644-2160.

Parkwood Ranch Community Master Association Board

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Greg Wolfe, *Vice President*
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Charles Stock, *Treasurer*
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Heather Fassnacht, *Secretary*
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Kevin Cruze, *Director*
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Roberta Cullen, *Director*
984-8350

Phyllis Gresser, *Director*
358-1032

Vince Nasuta, *Director*
964-3600

Jim Olness, *Director*
986-3956

Renaissance Community Partners

Kevin Bishop, *Owner/Manager*
480-813-6788

916 E. Baseline Rd. • #201
Mesa, AZ 85204

Important Phone Numbers

Police & Fire 911

Mesa Police Non-Emergency #
..... 644-2211

Mesa Fire Community Services #
..... 644-2200

City of Mesa 644-2011

The Parkwood Ranch *RoundUp* is a community publication from the Parkwood Ranch Master Community Association. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788.

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