



# RoundUp

Parkwood Ranch Community Master Association Newsletter

Fourth Quarter 2003

www.parkwoodhoa.com

Vol. 1 Issue 1

## Association members received 10% discount on 4th Quarter dues

Parkwood Ranch Association members received a pleasant surprise in their 4th quarter 2003 dues invoice - a 10 percent discount on their association dues.

The rebate is the result of strong fiscal management by the Board and its management partner, Renaissance Community Partners.

Approximately 85 percent of

the homeowners in Parkwood Ranch received the rebate by sending in their assessments by the due date.

Strong fiscal management also means the Association Board has ample working reserve and enough funds to re-gravel the common areas. Areas most affecting property values will receive gravel first, beginning in December.

## Coyote Landing plans revised due to community input on design

Plans for a proposed apartment complex on the northeast corner of Crismon and Southern have been changed and approved by the Mesa Planning and Zoning Board after strong community opposition to the design of the buildings.

At the Nov. 20 Planning and Zoning Board meeting Mesa City staff recommended the amended plans be approved and forwarded to the City Council. The developer, Glenn Walling of Coyote Landing Limited Partnership, has redesigned the complex to address

aesthetic as well as traffic concerns of community residents.

Another significant change to the complex plans includes a shift away from government-subsidized housing. Design and construction of the complex could not be completed in time to receive grant monies to allow subsidized housing, so it was eliminated from the design plans.

Audrey Walker, Parkwood HOA Board President, says the changes are a direct result of community input from the residents of Parkwood Ranch.



The corner of 104th/Cheshire and Broadway is home to a future Mesa Fire Station. Construction could start as early as next year on the facility

## Neighborhood Planning & Zoning News

In addition to the Coyote Landing apartments, the northeast corner of Crismon and Southern will also be home to a QuikTrip convenience store. Also in the works along Crismon between Southern and Baseline are two housing developments, upscale restaurants and shops, several fast food restaurants and a Lowe's home improvement store.

INSIDE	
Blockwatch volunteers.....	Page 2
ARC .....	Page 2
Treasurer's Report .....	Page 3
Crimewatch .....	Page 3
Association saves \$6,365 .....	Page 4



## 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.

### December Board Meeting

12/16 - 7 p.m.

Merrill Gardens

### December Architectural Review Committee Meeting

12/16 – 6:30 p.m.

### January Board Meeting

1/26 - 6:45 p.m.

Merrill Gardens

### January Architectural Review Committee Meeting

1/19 – 7 p.m.

### Community Garage Sale

1/17/2004

### Annual Meeting

4/22/2004

## Here's the poop – don't forget to scoop when walking Fido or Fluffy

You've seen them along common areas, in your neighbor's front yard, maybe even you are guilty of letting your pet leave some behind. We're talkin' poop and the people who don't scoop.

As a courtesy to your fellow residents, please remember to pick up after your animal. And dog walkers beware: not scooping after your pet while at a Mesa city park, such as Skyline, could net you a \$2,500 fine and up to six months in jail.

No poop!

## Block Watch in Parkwood Ranch is looking for volunteers to start and run neighborhood watch programs

Would you like to improve the safety of your neighborhood? Want to get to know your neighbors and join them in the fight against crime? The Mesa Police Department's Block Watch program serves both needs.

Neighborhood Block Watch captains are needed throughout Parkwood Ranch. Each Block Watch group is required to hold only two meetings per year. The City of Mesa can help provide guest speakers on topics such as

Automobile Theft, Surfing the Web Safely, Personal Safety, Residential Security and many other topics.

The Superstition Neighborhood Watch Coordinator is Terri Teten. Neighbors interested in becoming Block Watch captains should contact her at (480)644-3692 or via email at [terri.teten@cityofmesa.org](mailto:terri.teten@cityofmesa.org). More information on the Block Watch program is also available at the city website - [www.cityofmesa.org](http://www.cityofmesa.org).

## Architectural Review Committee Report

*By Beverly Blackburn*

*Architectural Review Committee*

As the holidays are upon us, the ARC would like to remind residents of a few guidelines pertinent to the season. As we decorate our homes with twinkling lights and yard ornament, remember that as enjoyable as they may be, they all must be removed and packed away within thirty (30) days of the holiday. As we string lights throughout our yards, it is also a good time to trim back any trees and bushes that might be hanging over the sidewalk or creeping into your neighbor's yard.

The winter months are also a popular time for pool installation. If wall removal is necessary to accommodate construction equipment, remember that property walls must be returned to original condition and color; and the common walls may not be removed, altered or changed in any way. Many residents like to install RV gate in conjunction with pool installation.

### Architectural Review Committee Meetings

*Homeowners are welcome to attend*

7 p.m. – Third Tuesday  
of the month

Merrill Gardens Retirement Home  
(on Ironwood, north of Southern)

Remember that these plans must be submitted to the ARC, with dimension prior to installation.

The Architectural Committee consists of Parkwood Ranch residents who are interested in maintaining uniformity of architectural and landscaping standards throughout Parkwood Ranch, thereby enhancing the aesthetic and economic value of our community. The ARC welcomes all residents of Parkwood Ranch to observe our monthly meetings. The committee meets each third Tuesday of the month at 7 p.m. at Merrill Gardens Retirement Home on Ironwood, north of Southern.

## Treasurer's Report

By *Charlie Stock*  
Treasurer

As the Treasurer of the Parkwood Ranch HOA, I have certain responsibilities as spelled out in Section 4 of the Association Bylaws.

To me, the most important responsibility I have is to you, the owner of a home in Parkwood Ranch, is to inform you as to the financial condition of the Association.

Besides receiving and depositing monies, paying bills, keeping records and providing you with financial information, there are other items of importance. They include:

- Making sure there are sufficient reserve funds available to enable the Association to properly maintain and repair the commonly-owned property; and
- Seeing that a qualified CPA is retained to audit the Association's books and records to assure they are kept in accordance with generally accepted accounting principles.

To that end, we have solicited,

received bids and selected a qualified company to provide us with a new reserve study as the previous study is more than three years old and we have added two parcels on the north side of Parkwood Ranch. We are soliciting bids from qualified CPA's to perform the audit after our fiscal year ends on December 31st.

The one area of responsibility that I have that has been the most disappointing has been the inability to collect past due Association assessments and fines. I would like to encourage all members of the Association to bring their accounts up to date. We would much rather not have to impose any penalties on anyone or place liens or foreclose on any member. Please call our Association Manager Kevin Bishop of Renaissance Community Partners at 480-813-6788 and make arrangements to bring your account current.

If you have any questions, I can be reached via my website at [user894291@aol.com](mailto:user894291@aol.com).

## First-ever Softball Tournament fields four teams

Four teams entered the first-ever Parkwood Ranch Softball Tournament, held Nov. 7-8. Teams from Dietz Crane 1, Sonata 1, DLC and the Board of Directors entered the round-robin tournament.

The championship game featured Sonata 1 and Dietz Crane 1. The powerful Dietz Crane team took a commanding 13 - 3 lead after two innings, but Sonata mounted a 4th inning comeback drawing within 2 runs (13-11) going into the 5th and final inning. Although Sonata had a strong 4th inning, Dietz Crane 1 sealed their victory by scoring two more runs and winning the championship 15-11.



## Crime Watch

### Mesa Police Department Beat 77 crime stats

The Mesa Police Department's Crime Analysis Unit reported the following 3rd quarter call for service statistics for Beat 77, which includes Parkwood Ranch:

- 108 calls for Burglary Alarms
- 65 calls for Check Welfare
- 46 calls on Juveniles Disturbing
- 36 calls on Civil Matters
- 32 calls about Loose Dogs

There was also one Aggravated Assault and one Armed Robbery. Residents are encouraged to report all crimes, as this affects the number of officers assigned to Parkwood Ranch.

### January Crime Prevention Activities

**1/26 - 6 - 8 p.m. Children's fingerprinting** by the Mesa Police Explorers, 225 E. 1st St., Suite #207  
Info: call Officer Mitch Adair at 480-644-4000 or 480-644-2300.

**Ongoing – R.A.D. (Rape Aggression Defense) Classes** will be offered through Mesa Parks and Recreation. Contact Terri at 480-644-3692 for dates and registration information.

**Ongoing – BE ALERT! Child's Safety Program.** For info contact Jerry Quarles at 480-644-2539.

### 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



## Neighbor to Neighbor

Neighbor to Neighbor is a free community classified service open to Parkwood Ranch residents only. The Parkwood Ranch Community Master Association Board and Renaissance Community Partners do not endorse any service or product.

Classified ads are due to Renaissance Community Partners by:

1st Qtr 2004	Feb. 20, 2003	Please mail/email your classified to: Renaissance Community Partners PO Box 2546 Gilbert, AZ 85234 kevin@rcplimited.com
2nd Qtr 2004	May 20	
3rd Qtr 2004	Aug. 20	
4th Qtr 2004	Nov. 20	

## Letting common area grass go dormant this winter is saving Parkwood Ranch more than \$6,000

By letting nature take its course, the Parkwood Ranch Homeowners Association is saving \$6,350 by not planting winter grass in the common areas.

In addition to saving money, the move to let the Bremuda grass go dormant also saves water. Arizona is experiencing the fifth consecutive year of lower-than-expected rainfall. If drought conditions persist, the City of Mesa will be imposing water restrictions.

To encourage residents to use water wisely, the City has many programs available, including:

**• Landscape classes**

Mesa offers a variety of free landscape classes throughout the year on topics such as landscape watering, drip irrigation, Xeriscape landscaping, and more. Residents can now receive class announcements on line by signing up for the e-mail subscription service. Choose Landscape Class List from the selection of topics.

**• Landscape Rebate**

This program encourages the use of low water use landscaping, creating a permanent reduction in the amount



of water used. By following specific guidelines, a property owner can qualify for a partial rebate of the water development fee, typically in the range of \$100-200.

**• Publications**

Utilities Conservation has a variety of free brochures and literature available on topics such as Xeriscape landscaping, efficient landscape watering, plants guides, conservation tips, and more. You can request publications on line by visiting the water conservation pages on the City's web site and selecting Landscape Publications.

**• School programs**

Mesa provides school programs for grades 2, 4, and 7 to help students develop a strong conservation ethic. The curriculum for second and fourth grade includes a puppet show featuring Drip the Water Drop and a boy named Zoner. For more information, contact Ann Testa via e-mail at [ann.testa@cityofmesa.org](mailto:ann.testa@cityofmesa.org) or at (480) 644-3763.

If you have additional questions or comments, send them via e-mail to [conservation.info@cityofmesa.org](mailto:conservation.info@cityofmesa.org) or call 480-644-3334. Information is also available at [www.ci.mesa.az.us/utilities/conservation](http://www.ci.mesa.az.us/utilities/conservation).

## Parkwood Ranch Community Master Association Board

Audrey Walker, *President*  
354-2018

Beverly Blackburn, *Vice President*  
354-5670

Charles Stock, *Treasurer*  
354-7644

Phyllis Gresser, *Secretary*  
358-1032

Roberta Cullen, *Director*  
984-8350

Vince Nasuta, *Director*  
Kevin Cruze, *Director*  
358-6879

Jim Olness, *Director*  
986-3956

Greg Wolfe, *Director*  
358-1734

### 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.  
Parkwood Ranch RoundUp © 2003.