



First Quarter 2004

www.parkwoodhoa.com

Vol. 1 Issue 2



A river runs through it . . .

The March 4th rain that brought almost an inch of rain to the Mesa area also turned several parts of Parkwood Ranch into flowing rivers. The diversion channels moved rain water away from local streets and into the City of Mesa storm drainage system. (Photos by Kevin Bishop)



Know the rules of the road before letting kids whiz around the neighborhood on Go-Peds

You've probably heard it before you've seen it: the high-pitched whine of a Go-Ped as it cruises down the street. While these devices are perfectly legal, parents should be aware of the Mesa city ordinances governing these motorized vehicles.

Only children ages 14 and above may ride a Go-Ped. Riders must wear helmets and obey all traffic laws, including the speed limit. Additionally, riders under the age of 18 must carry with them a written, notarized parental consent form.

Other safety rules that Go-Ped riders must follow include riding only between the hours of 7 a.m. and 8 p.m.; no riding with passengers; no



See Go-Ped, cont'd on page 3

Annual Meeting set for April 22 at Skyline High

Nominations for new board members are being sought

Support your community by attending the Parkwood Ranch Community Master Association Annual Meeting April 22 at Skyline High School.

Association members are encouraged to voice their input at the meeting, which begins at 6:45 p.m. in Room 109. Skyline High School is located at 845 S. Crismon Rd.

Nominations for the Board of Directors will be solicited during the meeting, as well as the election of new board members. If you are interested in serving on the Board of Directors, please contact Kevin Cruze at (480) 373-6879 or Roberta Cullen at (480) 984-8350 or offer your nomination at the meeting when nominations are called.

If you are unable to attend this meeting in person, please complete the proxy included in your 1st quarter dues assessment and return it to the Association address or give it to a neighbor who will be attending the meeting.

In accordance to Parkwood Ranch Master Association By-Laws, in order to vote at the annual meeting, you must be current in payment of your assessments.

President's Report

The spirit of a community . . .

By Beverly Blackburn

President

Imagine a scene...children riding their bikes, a family picnic, neighbors helping neighbors, a baseball game, children playing at the park Sounds like a wonderful place, doesn't it? This is what I see as I drive through Parkwood Ranch. People helping people. Families on walks. Scouts performing service projects. What a superb place to live!

In the 3-1/2 years our family has

lived in Parkwood, I have witnessed a growing sense of community among the residents of our neighborhood. Why you say? Because of the great spirit of volunteerism throughout Parkwood. I truly believe that the residents of our neighborhood care about our community and the path upon which it travels. There are numerous individuals that devote their time to the betterment of our community. They spend time planning community events, attending meetings, and forming neighborhood watches.

When speaking of volunteering within our community, there are things to consider. First, recognize that people are predisposed to serve others. It is within the human nature to serve. Second, realize that societies are based on service & volunteerism. Service is the essence of community when community is more than just a place on a map.

Third, we must resist the barriers that keep us from volunteering. Even though we may feel we are too inadequate to volunteer, it is our individual willingness to try that makes us succeed. Fourth, treasure the joy that volunteering brings. There is a great feeling

within each of us when we do something to benefit others. And finally, envision what our efforts can, and do accomplish. When a group of people work together towards a common goal, success is at hand.

Carol Nixon, chief of staff to former Utah governor Norman Bangerter said, "to speak of community is to speak of a state of mind, a shared vision and destiny, a concern for the needs and welfare of others, a down payment on the promise of tomorrow."

Parkwood Ranch has a great spirit and state of mind. The pride in our community shows in the time and efforts so many of our residents give, not only to the neighborhood as a whole, but also to other individual residents.

Through the efforts of our residents, our neighborhood was honored with the Spirit of Mesa Neighborhood Award for the second year in a row. The signs posted on the streets of Parkwood Ranch announcing this accomplishment speak volumes on behalf of our neighborhood. Congratulations and Thank You to the residents of Parkwood Ranch for your commitment to our community!



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.

March Board Meeting

3/22 -6:45p.m.

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

March Architectural Review Committee Meeting

3/22 – 6 p.m.

April Board Meeting

4/26 - 6:45 p.m.

Merrill Gardens

April Architectural Review Committee Meeting

4/21 – 7 p.m.

Annual Meeting

4/22/2004

WANTED:

Parkwood Ranch Neighborhood Watch Coordinator

Are you interested in helping keep Parkwood Ranch a safe place to live? Would you like to make a difference in your neighborhood?

Parkwood Ranch is in need of a Neighborhood Watch Coordinator. This volunteer position helps coordinate the various Block Watch groups within Parkwood Ranch, and acts as a conduit for information between Block Watch groups and the Mesa Police Department. If you are interested in serving in this position, contact Kevin Bishop at Renaissance Community Partners at 480-813-6788.

Treasurer's Report

By *Charlie Stock*
Treasurer

This past quarter has seen some changes occur in our community. Your Board of Directors has approved a five year program of replacing or adding new decomposed granite to parts of the community. All together we have about 29 acres of our community that has granite.

Starting in December of 2003 and continuing this year, we have expended more than \$140,000 to complete the first two phases (two years work) of the five year program. We expect the third phase will begin later this year.

Also on a positive note, we have improved our collection of past due assessments and now have less past due moneys owed. However, we still have a number of properties that are delinquent in the payment of assessments and late fees. As a result, your Board of Directors has decided to take a more active approach to collection of past due assessments and late fees. The information box above lists the schedule of fees and timing for various notices.

The costs to the property owner

Process	Days after due date	Cost to property owner
Late Fee & Statement	30	\$15
Final Notice	45	\$45
Intent to Lien	60	\$45
Lien	75	\$125
Intent to Sue	95	\$45
Summons for Judgement		\$150
Process Server		Actual Cost
Motion for Default		\$40
Judgement		
Default Judgement	155	\$100
Credit Check		\$10
Garnishment	185	\$150
Satisfaction of Judgement		\$45
Filing		
Proof of Claim		\$125
Any other documentation		Actual Cost

are pass-through costs (the actual cost for the HOA to prepare and file the various paperwork associated with each process). The board would prefer not to incur any of the costs listed above. Please keep in mind that the cost of your association dues, on a monthly basis, is about the same as the fees for basic cable television. If any member would prefer to pay their dues on a monthly basis, they should contact Renaissance Community Partners.

Additionally, the community also has 38 acres of turf to maintain. By not overseeding winter grass, the association saved more than \$30,000.

If you have any questions, I can be reached via my website at user894291@aol.com.



TAKE A BITE OUT OF
CRIME

Crime Watch

Tips to keep you from being a victim of crime

Are your doors locked? How about the windows? Is the garage door closed? The service gate on the side of the house? Do you know where your children are after dark?

JD Pepper, one of the overnight patrol officers for Parkwood Ranch, says residents can avoid being victims of crime if they take simple steps to keep themselves and their property safe.

- Lock doors, windows and vehicles left out in the street or in the driveway. Close and lock side gates as well.
- Install motion detector lights, and leave the porch light on at night.
- Know where your children are after dark. The City of Mesa curfew for kids 16 and under without adult supervision is 10 p.m.

Residents with questions for Pepper can speak with him during the April 22 Annual Meeting, where he will be giving a presentation.

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

Go-Ped

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riding on sidewalks. Violation of any of the ordinances carry various fines up to \$125. A downloadable PDF file explaining all of the ordinances governing Go-Peds has been produced by the Mesa Police Department. It is available at www.cityofmesa.org/police/literature/pdf/Go-Ped.pdf.

Homeowners can now pay their quarterly assessments with a Visa or Mastercard. Call 813-6788 for more details.

Pesky weeds popping up all over Parkwood Ranch yards

By Jim Carter

DLC Resources, Inc

Rainfall is very welcome to the weeds that tend to emerge this time of year. Even though DLC applied pre-emergent herbicide to all of the decomposed granite in the landscaped common areas at Parkwood Ranch, some weeds always manage to germinate.

Weeds grow very quickly in the

winter, and it is not uncommon to see homeowner's yards infested with a variety of bright green winter weeds that rapidly become too large to control with herbicides and must be manually removed. Round-up herbicide works best when temperatures reach 80 degrees or higher; check with your local garden center to see what they recommend that will work best this time of year.

Architectural Review Committee Report

By Greg Wolfe

Architectural Review Committee

Few things are more important to a neighborhood than its appearance. Real estate sales people will tell you that first impressions are the most important when selling an area, and crime prevention specialists state that neighborhoods displaying pride in ownership are less likely to be targeted for criminal activity.

In the next few weeks take some time to walk around Parkwood Ranch. Pay attention to how it looks. Are common areas attractive and free of trash or weeds? Are homes and landscaping well maintained? Are boats, utility trailers, or broken down cars clogging the streets and driveways? All of these things factor in to how we as residents, prospective residents, and those with a criminal intent feel about our neighborhood.

Two committees of the Parkwood Ranch Master Association are primarily responsible for the overall look of our community: the Landscaping Committee and the Architectural Review Committee. The Landscaping Committee oversees

all of our common areas, while the ARC works with individual property owners to maintain community standards.

How can you help? It's really simple. Show your pride in the neighborhood and courtesy to neighbors by maintaining your property. Make sure your landscaping is trimmed properly and weeds are eliminated. Keep trailers in your garage or behind an access gate. Park other vehicles only in your garage or paved driveway. And remember that all changes that are visible from the street or neighboring properties must be reviewed by the Architectural Review Committee before they are made. Finally, get involved.

The ARC is made up of neighbors who are interested in keeping the high standards established for Parkwood Ranch. The committee meets once a month and is open for anyone interested in learning about the process. Better yet, join the committee yourself. Help keep Parkwood Ranch one of the premiere communities of the East Valley. Call Corilee Bishop at Renaissance Community Partners, 480-813-6788 for more information.

Parkwood Ranch Community Master Association Board

Beverly Blackburn, *President*
354-5670

Greg Wolfe, *Vice President*
358-1734

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

Renaissance Community Partners

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

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

Important Phone Numbers

Police & Fire911

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

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

Report vandalism.....123-4567

City of Mesa644-2011

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 © 2004.