

The Parkwood Ranch RoundUp

Parkwood Ranch Community Master Association Newsletter

First Quarter 2006

www.parkwoodhoa.com

Vol. 3 Issue 1

Non-owner occupied homes now required to have the front yard maintained by a professional landscaper

On Nov. 28, 2005, the Parkwood Ranch Community Master Association Board passed a resolution requiring all homes not occupied by the property owners to have the front yard maintained by a professional landscaper. Owners may be requested to provide, to the association, a copy of their contract with professional landscapers for the maintenance of their lot. Failure to do so may result in fines and liens against the property owner. Below is the full text of the new CC&R:



WHEREAS, the Declaration of Conditions, Covenants, and Restrictions for Parkwood Ranch Community Master Association Article 4.3.h requires owners of lots to maintain the landscaping improvements on the lot,

WHEREAS, Section 15.3 of the Declaration provides authorization for the Board of Directors to make and repeal rules governing the Association,

WHEREAS, absentee owners are not "on-site" to ensure maintenance of their lot,

NOW, THEREFORE, BE IT RESOLVED THAT owners of all non-owner occupied lots shall be required to employ the services of landscape crews to maintain the lot to be consistent with standards acceptable to the Board of Directors and to provide a current copy of landscape vendor contract to the association at:

*Renaissance Community Partners
916 E Baseline Rd., Suite 104
Mesa, AZ 85204*

Failure to comply with this rule may result in fines levied against said owners, and all other legal remedies available to the Board.

This is to certify that the Board of Directors adopted the foregoing resolution by unanimous consent, effective as of November 28, 2005 until such date as it may be modified, rescinded or revoked.



Parkwood Ranch police patrols keep residents and property safe

*By Officer Jason Flam
Parkwood Ranch Police Patrol*

When we work off-duty in Parkwood Ranch, we mainly do Proactive Policing with the hopes of eliminating Reactive Policing.

Reactive Policing is when we respond to calls of bad guys committing crimes in your neighborhood.

Proactive Policing is when we attempt to reduce 'criminal opportunity'. We drive around Parkwood making our presence known by contacting as many people as possible. After working in Parkwood Ranch for a while, we begin to recognize who lives in the area and who is visiting. This

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President's Report

Volunteerism alive and well in Parkwood Ranch

By Beverly Blackburn

In the 5-1/2 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 pre-dispositioned 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.

Your board of directors is made up of people just like you. We all have families, jobs, hobbies, etc. Each of us cares about the direction and future of Parkwood Ranch. We have agreed to the responsibility of leading our community into the future. Over the next couple of months, we will be assessing our current position and making plans and goals for the next couple of years. We invite our homeowners to volunteer their time, efforts and ideas in helping us accomplish great things for our community.



Association Board News

The Parkwood Ranch Association Board is looking for new members for the Architectural Review Committee. 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 in the Media Center at Patterson Elementary School, 615 S. Cheshire, Mesa.

Jan. 23, 2006

Arch. Review Committee Mtg. - 6 p.m.
Board Meeting - 7:30 p.m.

Feb. 27, 2006

Arch. Review Committee Mtg. - 6 p.m.
Board Meeting - 7:30 p.m.

March 27, 2006

Arch. Review Committee Mtg. - 6 p.m.
Board Meeting - 7:30 p.m.

Treasurer's Report

By Charlie Stock

Treasurer

Chair, Finance Committee

We continue to be in great financial shape.

We have about \$300,000 invested in Reserve Funds. We also have about \$46,000 in our savings account, plus about \$45,000 in our operating account with all our bills current. Most important of all, we have been able to use current year funds to pay our bills, instead of using Reserve Funds. This enables us to continue to increase the Reserve Fund Account.

This year, we have invested our Reserve Fund monies in interest-bearing notes that are AAA-rated and will earn more than \$10,000 in

interest, compared with the previous years, when we had our money in a money market account that paid very little interest.

Our efforts to bring our accounts receivable more current are continuing with good success. At the end of October, our past due balances by homeowners reflect this effort.

The Board of Directors for your homeowners association continues its goal of providing a well-maintained community for all of us to live in. I think the resale values show what happens when we have a well-groomed community . . .

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

Crime

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helps us pick out the bad guys who decide to stroll into Parkwood with the intention of committing a crime. We are also able to recognize things that are out of place.

For example, one evening I saw a vehicle parked on a side street that usually is empty. I suspected that a bad guy might have parked there and is now on foot doing burglaries. After a search of the neighborhood, I was able to locate a teenager dressed in all black clothing looking in cars. We were able to stop this guy before he burglarized/damaged anyone's vehicle.

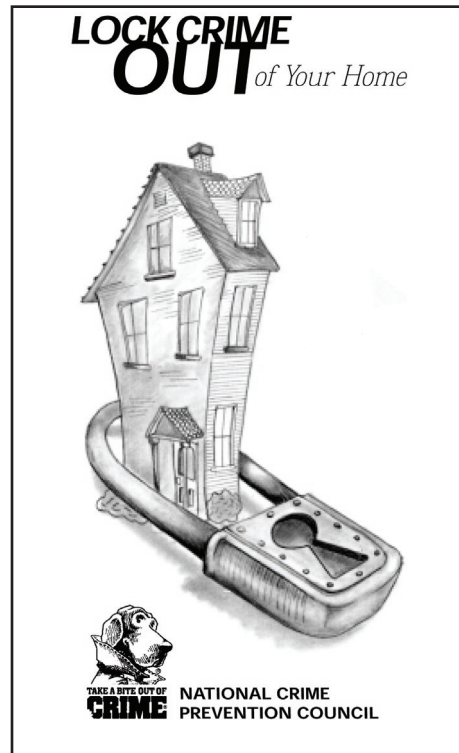
Around midnight, we check every garage in Parkwood. If it appears that the homeowner accidentally left the garage door open, we attempt to contact them.

We also look for valuable items left unsecured in front yards. We will attempt to contact the homeowner or, if it is very late, just move it closer to the house where it is out of sight. When homeowners wake up in the morning and wonder how their kid's bike ended up along the side of their house, it was probably their friendly police officer who moved it.

We check the parks and swimming pool area in Sunrise. As much as we want people to use and enjoy the parks, we do not want them to become a hangout place for teenagers to drink and do drugs.

It's curfew - where is your kid?

The curfew is 10 p.m. for all kids 15 and younger. For 16 & 17-year-



olds, the curfew is midnight. We contact anyone who appears to be out after curfew. This will reduce criminal damage and vehicle burglaries.

We also check the gates in Sunrise at Parkwood Ranch. If a gate is left open or unlocked, we secure it. We have caught bad guys in there who 'just walked in'.

Here are some tips for homeowners to help reduce crime and the opportunities for crime in Parkwood Ranch:

- Bad guys hate lighting. At night, turn on your front house lights. Motion lights are great for the sides and backyard.
- If your car fits in your garage, park it there.

- Close your garage doors completely. If you leave the door cracked, the bad guys could use a stick to pull the garage door release cord and gain entry to your home while you are sleeping. (It has happened before)
- **REPORT ALL BURGLARIES & THEFTS!!!** Mesa PD has a great crime analysis department, which tracks crime trends. We use this info to catch the bad guys. Also, we work closely with the guys in patrol. The Officers in patrol will usually let us know when they take a report in Parkwood.
- Report any suspicious activity.
- Know your neighbors. If you know your neighbors and their routines, you will know when something is wrong or suspicious.
- Landscaping - Keep shrubbery trimmed. Thick, tall shrubbery provides cover for a burglar and allows him to work undetected. Where possible, place thorny plants under windows and along fences.
- Warning Signs - A sign indicating an alarm system has been installed, that a dangerous dog is present, or other warning signs can be a good deterrent. To be effective, signs must be of sufficient size to attract attention and be in a conspicuous place.
- And most importantly...be nice to your Mesa Police Officers!



Crime Watch

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

Vehicles parked in fire lane will be towed

Residents in parcels 16 & 17 who park in the "red zone" fire line will find they are ticketed and their vehicle towed. To avoid this unpleasant situation, park your vehicle in your



driveway or along the street in a non-red zone area.

Clip & Save



Mesa Blue Barrel Recycling Program

The City of Mesa encourages you to recycle by offering the following list of acceptable items that can be put into the blue recycling barrel:

Aluminum Cans

Corrugated Cardboard

Contains wiggly center, typically used for packaging.

Chipboard

Cereal & laundry detergent boxes, etc.

Glass

Food & beverage only; all colors.

Metal Food Cans

Newspapers, Newspaper Inserts & Magazines

Office Paper and Direct Mail

Plastic Bottles, Jugs & Jars, including:

Soda and detergent bottles, milk jugs, etc. - basically any plastic container that has a neck smaller than the base, or has a screw-top lid. No need to worry about numbers!

Telephone Books

NEVER put the following items in your blue trash barrel:

Plastic Bags Plastic Tub Containers

(i.e. margarine/yogurt tubs)

Plastic Inserts

Packing Materials

Styrofoam Products

Dog Food Bags

Ceramics/Light Bulbs

Car or Home Window

Glass

Gift Wrap

Paper Towels, Napkins, Tissues & Plates

Pizza Boxes/Potato Chip Bags

Motor Oil Containers

Wood/Yard Waste

Rubber Bands/Elastic Products

Clothes Hangers

A/C Filters/PVC Piping

Batteries

Clothing/Rags

Questions? Call the Mesa Recycling Hotline at 480-644-2222
www.cityofmesa.org/waste

Parkwood Ranch Community Master Association Board

Beverly Blackburn, *President*
354-5670

Greg Wolfe, *Vice President*
358-1734

Charles Stock, *Treasurer*
354-7644

Heather Fassnacht, *Secretary*
hfassnacht@cox.net

Roberta Cullen, *Director*
984-8350

Phyllis Gresser, *Director*
358-1032

Nick Masse, *Director*
thepooldude2@msn.com

Vince Nasuta, *Director*
964-3600

Jim Olness, *Director*
986-3956

Renaissance Community Partners

Kevin Bishop, Owner/Manager
480-813-6788

916 E. Baseline Rd. • #104
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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