

CAMELOT PARK VILLAS

MAY 2011

Newsletter

I want to apologize for not getting an April newsletter out as I had intended, but we have been busy with multiple projects around the property and getting a handle on issues that concern us all here at Camelot Park Villas.

1. Landscaping. We have been aggressively challenging our Landscapers regarding the recklessness of their lawn mowing crew in the breaking of lawn sprinklers, cutting of TV cables, leaf blowing and leaving the Pool gate wedged open during the period of time they are here each week. The owners have been responding well to my emails and phone calls, and have made repairs to the sprinklers without charge to us, as we requested. I learned in the Navy years ago that you get what you INSPECT, NOT what you expect! So far, I am happy that the owners are taking measures to fix the problems we addressed so far.
2. We seeded the area in the greenbelt where there are bare areas, instead of paying \$675 to our Landscapers for sod. So far we are making a little progress, but more on that later.
3. We saved approximately \$4500 dollars by not over-seeding the greenbelt area this past winter, and have added that to our Reserves. In addition, we saved over \$770 dollars on a quote to replace the spa pump by taking it apart ourselves and making repairs for the cost of just "O" rings seals @ \$22.23. The Boards biggest concern is holding the contractors we pay for services "feet to the fire" to ensure we get what we pay for, and that the quality is to our satisfaction. I want to ensure to every homeowner, we have your best interests at the forefront.
4. Agnes has offered to, and is currently helping us in the record keeping of all expenditures that we pay and are paid. She has over 4 years of invoices which are a HUGE help to us in providing an accurate history of past expenditures, and what to anticipate going forward. I can't thank her enough!

5. We purchased paint this last winter to paint the wall along Taylor between Bendix and Redfield. We power-washed it, primed and painted it. We did so because of the lack of response for warranty touch-ups to the outer walls by the Painting Contractor who did the exterior common walls in 2008. Several homeowners used this company to paint their houses too and had similar experience with non-fulfillment of warranty work. It is the Boards intention to keep homeowners informed of "GOOD" contractors, and BAD contractors. We appreciate and welcome your input going forward. If anyone has a GOOD CONTRACTOR that they want to share with the community, please let us know! We'll spread the word.

6. Thanks to Catherine F. for telling me about the repeated violation by the Landscapers lawnmower crew of wedging the Pool gate open. It is a violation of the law, and opens us up to fines, and possible liability if the County would happen to show up. We get so much more accomplished when homeowners talk to one another about things they see wrong. We appreciate that immensely!

7. NO GLASS IN THE POOL AREA! On Sunday (Mothers Day) the trash can was full of glass Beer bottles, and a glass LIQUOR bottle. THIS IS A BIG TIME NO-NO! It is posted on the pool rules sign, and a simple common sense SAFETY issue! PLEASE ADHERE to the NO GLASS IN THE POOL AREA rule.

8. Monsoon season is coming! If you have not had your roof inspected recently, I will volunteer my time and ladder to inspect it for you. I get up on my roof 3 times a year, inspect it, and coat it with elastomeric paint myself, due to a BAD CONTRACTOR that painted over dirt and debris, and changed his phone number a few weeks after he did the work... I still have not found him! I find that inspecting it often is the best insurance before summer. The brutal AZ SUN reeks havoc on a flat roof! I always find areas that need some attention.

9. The brown accent paint we approved for garage pop-out trim. The Board purchased some paint for this, so if anyone else decides they want to paint their garage pop-outs, let me know. I have extra.

10. We have a new homeowner on Taylor, her name is Judy. I introduced myself last week when I saw her right after she took possession of the keys. Please say hello to her if you see her!

11. We approved the planting of about 35 small plants to replace some dead or frost damaged plants. I talked with a few homeowners and they requested different plants than the Landscapers had offered, so I've asked for some changes to the plan. I'll contact all the affected homeowners with the proposal before we move forward.

12. Roof Rats Last year we gave you information regarding roof rats and have been asked to share it again. Keep citrus off the ground and keep your landscape trimmed of overgrown citrus trees, vines and bushes. Additional information is at <http://www.tempe.gov/neighborhoods/roofratsinfo.htm>

13. Spa The spa heater has been turned off until Fall.

That is all I have to report in this belated newsletter.

Steve Cook, HOA Board President

My email: saccook@mac.com

NEXT BOARD MEETING: Tues May 17 at Ed Zimmermans house 6 PM.

Kinney Management Services Your requests and comments are important to the community. Please contact Debbie Tribioli, at Kinney, to expedite any issues, this includes evenings and weekends. Debbie's phone number is 480-820-3451 Ext 201 or email her at: Debbie@kinneymanagement.com