

CAMELOT PARK VILLAS

WINTER NEWSLETTER - December 2019

POOL/SPA RESURFACING PROJECT:

The pool and spa both need to be resurfaced and some repairs made to bring both up to Maricopa County code requirements. The Board, with help from Kinney Management, did the research and obtained 3 bids. CDC Pools was selected to do the work. The project is due to start the week of December 2nd.

CDC estimates the project will take 1 month. The pool and spa will be closed during this time. The spa heater will be available as soon as the work is completed and final inspections passed.

Please be extra careful if you are walking/driving on Taylor by the pool area as there will be work trucks and workers in the roadway. We apologize in advance for any inconvenience.

DECEMBER FIRST FRIDAY/HOLIDAY PARTY:

Mark your calendars for **SATURDAY, December 7th** for our **December First Friday** get-together. John and Janie Schell will be hosting (6722 S Taylor) and have been working extra hard to get their home ready. Start time is 5:30. Bring your beverage of choice and an appetizer to share. Let's kick-off the holiday season with a party—come join the fun. 😊

We will have a canned food donation box at the door, if you'd like to bring a non-perishable food item to donate---peanut butter, rice, beans also accepted. All items will be donated to **Tempe Community Action Agency**. The Agency feeds the needy with a focus on children.

NEW FEE for 2020:

The board approved a new fee for next year as allowed by the CC&Rs. Beginning January, the fee will go up \$3 a month--from \$163 to \$166.

Also, a new law passed by our State Legislature will require that a statement be sent to you each month instead of the coupon books that have previously been sent. More info will be coming this month from Kinney Management.

VEHICLE VANDALISM:

One of our neighbors forgot to lock his vehicle that was parked in the driveway and it was ransacked overnight. A day or two prior to that another neighbor who was leaving for work early in the morning saw a dark colored pickup truck cruising very slowly down Taylor. As soon as she opened her garage door they took off. There are people who cruise neighborhoods looking for unlocked cars and open garage doors, especially at this time of year.

Also, if you are expecting a package(s) to be delivered, make sure to keep an eye out for the delivery. If you can't be home, ask a neighbor to check for you. It is “**porch pirate**” season.

DON'T BE A VICTIM!

MISC:

- Tree Doctors will be onsite before yearend to trim about 40 of our 125 or so trees. We will let you know the date when it's firmed up. Keeping the trees trimmed is saving us money on broken tree limbs and downed tree removal.
- We are also working on a WELCOME PACKET for new homeowners. This will provide a quick reference to some basic information that new owners may want or need to know as they move into our community. One topic for new owners is the SLIPP program--Tempe's Service Line Protection Program--which can save you money if you have any problems with the sewer or water lines that run from your home to the main sewer line or water meter.

As always, if you have any questions or issues, please contact **Debbie Tribioli** at **Kinney Management 480-820-3451 x201**, or email debbie@kinneymanagement.com.

For additional information or Architectural/Landscape Modification forms, go to the CPV website: www.camelotparkvillas.org

HAVE A GREAT HOLIDAY SEASON!!!