

# CAMELOT PARK VILLAS

February, 2022



“Where there is love there is life.” –Mahatma Gandhi

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## Look for your upcoming packets in the mail and plan to attend the Annual Camelot Park Villas Homeowners Business Meeting!

This meeting will be held on **February 26th, 2022 at 10:00 a.m. at the Community Pool**. This is an important meeting where we will vote for new Board Members and discuss important community matters. Please plan to attend! Homeowners will be receiving packets via U.S. mail, including information about the meeting, CPV financial reports, information from the Board President, and absentee ballots. Those who were interested in running for the HOA Board communicated with Kinney Management staff by January 31, 2022. There cannot be any nominations “from the floor” (at the meeting itself) since some people will cast absentee ballots prior to the meeting. See you on the 26th!



## February First Friday!

Come join your neighbors on **Friday, February 4th at 5:30 p.m.** as we gather at the community pool if you are comfortable doing so. Bring your own beverage (but no glass containers). Bring an appetizer to share if you like — not required. You may need to bring your own chair since we have limited seating. Hope to see you there!



## Great News about Traffic Calming on Bell de Mar!

Thanks to the patient and persistent work of Janie and John Schell, who communicated regularly with the City of Tempe, served on a City committee, and went door to door over the course of many months, we are getting speed humps installed on Bell de Mar. March 2022 is the target date for installation. This should improve both safety and noise levels in the area. We are so grateful! Thank you, Janie and John!



## Important information about Olive Tree Spraying



Olive trees in our community are scheduled to be sprayed on **Tuesday, February 22nd**. Please avoid parking near olive trees at this time. Also please keep your windows and doors closed while the trees near your home are being sprayed. Keep children and pets away from the spray application until dry or dissipated. For more information, call Tree Doctors Inc. at (480) 844-4037.

## Spa Repairs, Update, and Reminders

The spa tiles were recently repaired, and at its January 25th meeting, the Board also voted to replace the spa filter at an estimated capital expense cost of \$1700. The spa is currently functional (and beautiful) and open for your use. Please follow the posted instructions to heat the spa, and please remember to replace the spa cover when you are done. Thank you and enjoy!



## Anticipated Future Special Assessment for Street Maintenance



The proposed slurry seal on our private streets has been delayed because we are currently getting estimates and other professional opinions on the best kind of repairs at this time. Stay tuned for updates on the Special Assessment that will be needed to maintain our private CPV streets (Taylor and Bendix). Once we have more specific information, we will inform homeowners. Thank you for your patience.

## Neighborhood Watch brought to you by Baz Winsor:



It has been a quiet month, which I am always thankful for. In case you weren't aware, we thought we had an issue with the mailbox in the Bendix cul-de-sac. It was found wide open last week--all the mail was gone. A couple of neighbors reasonably thought it had been broken into and all the mail stolen. Thankfully, what happened was a lot less exciting. The mailbox had a broken spring and Terri, our mail carrier, followed proper protocol. She cannot leave the mail if the box cannot be secured. It was fixed the following day and the mail was delivered. Have a wonderful safe and healthy February!

## Monthly HOA Fees



As you are aware from previous newsletters and from your latest statements from Kinney Management, our new monthly HOA fees were raised to \$177/month. In future years, the Board is now authorized (via approval in 2021 of the CC&R Amendment ) to raise annual Association fees based on the prior year's projected Consumer Price Index OR up to 10%, whichever might best satisfy our budgetary needs for the community. This decision is determined by the Board as part of the budget-planning process. It is not automatic, but rather is based on a projection of expected financial expenditures, including maintaining a Reserve target.

## Do you have news to share?

Please let us know if you would like to add information to the monthly CPV newsletter! Ideas can be emailed to Lisa Merrin at [Lmerrin3@gmail.com](mailto:Lmerrin3@gmail.com)



## Any problems with your front yard sprinklers/irrigation?



Please call or email our Property Manager, Debbie Tribioli: (480) 820-3451 x 201; [Debbie@kinneymangement.com](mailto:Debbie@kinneymangement.com)

## HOA Board Meetings and Minutes

CPV HOA Board meetings are generally held on the 3rd Tuesday of the month at 6:00 p.m. All residents are welcome to attend these meetings providing they are fully vaccinated. We also email copies of the meeting minutes to all residents to ensure that you are kept apprised of HOA business. If meetings take place at other times or locations, all residents will be notified.



**Our next regular monthly meeting is planned for Tuesday, March 15th at 6:00 p.m. —location to be determined. Please also plan to attend the Annual Camelot Park Villas Homeowners' Business meeting on Saturday, February 26th at 10:00 a.m. by the Community Pool.**

### Questions about HOA requirements?



All residents receive a Welcome Packet with information about rules and regulations for living in our community. Please refer to this packet when you have questions.

You may also call or email our Property Manager, Debbie Tribioli, from Kinney Management Services if you need clarification, and she can direct your questions to the Board as needed: 480) 820-3451 x 201; [Debbie@kinneymanagement.com](mailto:Debbie@kinneymanagement.com).

***Please DO NOT reply to the HOA emails since this in-box is not checked consistently, and we want you to have a timely response!***

Information and needed forms can also be found here: <http://www.camelotparkvillas.org>

### A few ongoing reminders:

- If you want to paint the exterior of your home, or to do any modification of your exterior that is visible to others, you DO need to submit an Architectural or Landscape Change Request form (found here: <http://www.camelotparkvillas.org/documents.html>).
- When using the pool, please remember: keep an eye on children at all times, no glass containers, no pets, and please move pool chairs to the shade before you leave.
- Parking in the cul de sac spots is for guests only, and may only be used by residents for short times if needed.

- Parking on Taylor and Bendix is not allowed at all with the exception of temporary parking for vendors if needed such as landscapers, repair companies, etc. This is a City of Tempe requirement since our streets are narrower and we must ensure that emergency vehicles can access homes as needed. The City of Tempe can fine vehicles. Please remind family and friends not to park on the street when they visit.
- The parking Rules and Regulations were revised in June of 2021. Please see the updated information here: <http://www.camelotparkvillas.org/CPVRulesRegsJun2021.pdf>

*Thank you all!*