

CAMELOT PARK VILLAS

February, 2023



"All you need is love. But a little chocolate now and then doesn't hurt." -
Charles M. Schultz

Plan to attend the Annual Camelot Park Villas Homeowners Business Meeting and Bring Your Own Chair!

This meeting will be held on **February 4th, 2023 at 10:00 a.m.**
in the Bendix cul de sac. 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 meeting agenda,

minutes from last year's Annual Business meeting, information about the HOA Board candidates and ballots (which can be returned by mail if you are unable to attend the meeting).

Those who were interested in running for the HOA Board communicated with Kinney Management staff by January 20th, 2023. Hope to see you on February 4th. **Please being a chair when you come to the meeting!**



**MEETING
NOTICE!**



February First Friday!

Come join your neighbors on **Friday, February 3rd at 5:30 p.m.** as we gather at Harriet West's home, 6729 S. Taylor Drive. Bring your own beverage and an appetizer to share. Thank you to Harriet, and hope to see you all there!

Important information about Olive Tree Spraying



Olive trees in our community are scheduled to be sprayed on **Tuesday, February 14th**. **If you have any plants near your olive trees, consider covering them to protect them from the spray as some plants are more fragile and can be damaged by this application.** 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.

Special Assessment

As you are aware from previous newsletters, there will be a Special Assessment to cover the cost of the back flow valves which the City of Tempe required us to replace recently. We are still awaiting the final inspection for the valves and will be assessing each household for this expense. The total cost to each household will not exceed \$200.00.



Given the additional delay, **you should now plan on receiving a bill in February, and the payment will be due sometime in March.**

Current Watering Schedule and Reminder to Report Issues



We are sharing winter watering times with you so that you know when watering will take place on your property. If you can, please periodically check your sprinklers and other emitters while they are running to ensure that there are no malfunctioning systems. If we all look out for these problems, we can catch them early, and fix them before they cause damage or cause more water expenses for our community.

If you have any concerns to report, please call or email both Randy Williams - (602) 615-3008; azrwilli@gmail.com and our Property Manager, Debbie Tribioli - (480) 820-3451 x 201; Debbie@kinneymanagement.com. Here is the current community watering information. Please note that the times are approximate as watering cycles start at the times listed and rotate through your portion of the neighborhood, so your actual watering time will be at these times or a little later.:

Grass for Homes : 8:00 p.m. on Monday and Friday
Plants: 9:10 p.m. Thursday

Neighborhood Watch brought to you by Baz Winsor:

Hi all. Thankfully, I can report that it has mostly been quiet in our CPV neighborhood this past month except that one neighbor on Taylor reported that someone went through their car glovebox one night. The car was unlocked at the time. **Please remember to lock your car doors!**



Here are some additional Neighborhood Watch items:

The word is that someone had their wallet stolen right out of their purse at Trader Joe's recently. According to the story, the lady had her purse over her shoulder when this happened. To prevent this from happening, zip or latch your purse so that it is closed. Never leave your purse in the basket unattended. This is not just a Trader Joe's problem. It can happen at Fry's, Walgreen's, PetSmart, anywhere.

We have had another homeless gentleman in the park. He was sleeping under a tree right along Redfield when I saw him. The police had already visited with him once and were called out again when he decided to sleep on the sidewalk along Los Feliz. If you see anything like this, please call the Tempe Police Dept. non-emergency number and report the situation--480-350-8311. The police offer compassionate help and shelter. Sadly, not everyone wants the help.

Just a word of caution when you are driving down McClintock south of Guadalupe. This area is particularly dangerous because of all the shopping/dining locations on both sides of the street. Folks are coming in and out of the driveways and traffic is going north and south--sometimes all at the same time. We just had a horrific accident in the area this past weekend. Please stay focused, slow down and stay safe.

I am still trying to put together a Girl Scout Cookie sale for us. Scheduling has been a bit of an issue. I am still hoping to make it work. I will send out a separate email when I get more information.

Take care and please stay safe.

HOA Board Meetings and Minutes

Board meetings are generally held monthly. Since new Board members will be elected at the Annual Business meeting, they will determine the next date, time and location for the March meeting. Check the March newsletter for updated details. All residents are welcome to attend HOA Board meetings. We also email copies of the draft meeting minutes to all residents to ensure that you are kept apprised of HOA business.



Important Reminder About Proper Use of Guest Parking Spots



Parking in the cul de sac spots is for guests only, and may only be used by residents for short times and only occasionally if needed. There have been several incidences of residents using these parking spots for their own overflow parking on a regular basis. This is not permitted. Thank you for respecting these guidelines so that we have space for our guests. As you know, these spots are needed for guests since parking is also not permitted along the street on Taylor or Bendix. If you have questions or need for longer term guest parking (more than a day or two), please contact a Board Member or Debbie Tribioli at Kinney Management (debbie@kinneymanagement.com) who can forward your communication to the Board.

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. *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 additional 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>).
- 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.
- Please see the most updated parking Rules and Regulations here: <http://www.camelotparkvillas.org/CPVRulesRegsJun2021.pdf>

Thank you all!