

CAMELOT PARK VILLAS



January, 2022



Happy New Year!!!

“May the New Year bring you courage to break your resolutions early! My own plan is to swear off every kind of virtue, so that I triumph even when I fall.” —*Aleister Crowley*

January First Friday!

Come join your neighbors on **Friday, January 7th at 5:30 p.m.** as we gather at the community pool! 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!



New Year, New Dues!

Last week, you should have received your HOA dues statement for January. Just a reminder that the monthly HOA dues are now \$177. Thank you for your support of our community.

Neighborhood Watch brought to you by Baz Winsor:

Hi and season's greetings to all! It has been a very quiet month here at Camelot Park Villas. That is good news for all of us. As I drove through the neighborhood, I noticed that Redfield really got into the holiday spirit. If there had been a competition by street for the best holiday decorations (there wasn't), Redfield would have won hands down. Thank you to all the homeowners who put up lights/decorations and made our community look so festive. If you haven't noticed, you might want to check out the trees in Stroud Park. Some have been very nicely decorated. As we close out the year, I would like to wish everyone a very happy and healthy New Year.





Please 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. by the Community Pool. This is an important meeting where we will vote for new Board Members and discuss important community matters. Please save the date!

Please Consider Running for the Camelot Park Villas HOA Board! CPV Needs you!

Please consider placing your name in nomination to serve on our Board of Directors! Two of the five two-year terms on our Board expire in February (Agnes and Pam), so please toss your hat into the ring! Please consider self-nominating or nominating a neighbor. If you are nominating someone other than yourself, please ask their permission to do so. Serving on the HOA Board is a great service to your community, and a terrific way to learn more about what is needed to keep Camelot Park Villas going strong! Anyone who agrees to run for one of these positions should write a short bio and statement of interest (just a paragraph long). **These brief Board Candidate write-ups are due by January 31, 2022, and should be emailed directly to Debbie Tribioli at Debbie@kinneymanagement.com.** There will be absentee ballots sent out and also in-person voting at the Annual CPV Homeowners' Business Meeting on February 26th. (Since some people will be completing ballots in advance of the meeting itself, there will be no nominations taken from the floor. So please submit your nominations to Debbie Tribioli by January 31st.)



Consider SLiPP Program Alternatives



Now that the SLiPP Program is being discontinued by the City of Tempe, you may want to explore alternative coverage in case there are problems with your main sewer and/or water line. The Camelot HOA Board does not endorse any particular program, but we just want to send a reminder so you can consider your coverage options.

Thank You For Your Payment!

Thanks to those who have paid the \$175 Supplemental Assessment that was due on 12/31/21.





Community Spa Woes

The community spa/hot tub is not open at present. There are problems with the tiles in the spa, and they need to be repaired before we can safely use this amenity. We are waiting on the pool company to make the needed fixes and apologize for the closure!

Anticipated Future Special Assessment for Street Maintenance

The proposed slurry seal on our private streets has been delayed because we were advised that the coolest months are not the best time for the product to cure. Stay tuned for updates on the Special Assessment needed to maintain our private CPV streets (Taylor and Bendix) sometime in early 2022. Once we have more specific information, we will inform homeowners.



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

Any problems with your front yard sprinklers/irrigation?

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



HOA Board Meetings and Minutes

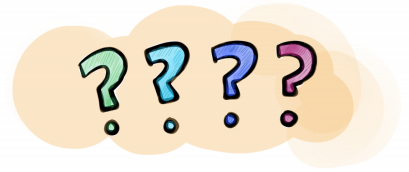
CPV HOA Board meetings are generally held on the 3rd Tuesday of the month at 6:00 p.m. All residents are welcome to attend these meetings providing they are fully vaccinated. We also email copies of the meeting minutes to all residents to ensure that you are kept apprised of HOA business. If meetings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

locations, all residents will be notified. **Our next meeting is planned for Tuesday, January 18th at 6:00 p.m. at Pam Goronkin's house, 6702 S. Taylor Drive.**



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 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!