

# CAMELOT PARK VILLAS



**First Fridays will resume in October. Please call Baz to volunteer to Host!**

## **UPCOMING MEETING!!!**

CPV's regular Board of Directors' meeting is slated for Tuesday, July 18 at 6 p.m., at the home of Pam Goronkin. Homeowners are welcome and may take 5 minutes each to bring important issues to the attention of the Board. Likely the Board will take a summer break in August, with meetings resuming on September 19.

## **SUMMER FUN IN THE COMMUNITY POOL**

It's so nice to see people and children enjoying the pool this summer! Please remember "Safety First" and refrain from taking any type of glass into the pool area. Also, we appreciate you picking up after yourself (towels, toys, food wrappers, cans etc.) when you are exiting the pool area. All children must be accompanied by an adult homeowner at all times. Thank you for observing other pool rules posted on the gate and in the pool area. The board will be replacing the pool lounges that we got at a bargain price last summer, as they are not holding up well.

## **FINANCIAL SURVEY RESULTS!**

The final page of this Summer Newsletter includes a compiled report of findings from our Financial Survey. We had a 64% response, which is an extremely good rate per polling experts! Thank you to all who participated...it is clear you have both strong interest in and strong opinions about life in Camelot Park Villas. At an early November meeting we will conduct an information meeting with Q&A to further explore our financial issues and respond to your concerns.

**Debbie Tribioli, Kinney Management Services; 480 820-3451 X201; [Debbie@kinneymanagement.com](mailto:Debbie@kinneymanagement.com)**

## **PAINTING PROJECTS COMPLETE**

Oops! Spoke too soon! We neglected to include painting of the RV lot fencing with our other screen fencing, so the board agreed at its June meeting to add that to the painting scope of work .

## **LANDSCAPING ISSUES**

One of our on-going issues in CPV is replacing damaged or broken sprinkler heads. This wastes water as it then spews forth from the breach in the water line, overspraying into the streets, on vehicles, etc., and it is also **expensive**. On occasion, there is also damage below the ground level to PVC risers and water lines that must be repaired. Our maintenance team has furnished photos that document where some CPV homeowners/guests are often parking on the lawn area adjacent to the driveway; this is damaging sprinkler heads, which then must be routinely replaced. For now, we will quietly remind those homeowners responsible so that they can correct their parking practices. Some homeowners have requested to add additional concrete paving to expand the parking space at their driveway. If you wish to do this, please submit a request using an Architectural Request form which can be found under "Documents" at [www.camelotparkvillas.org](http://www.camelotparkvillas.org). **IF YOU NOTICE MALFUNCTIONING SPRINKLER HEADS, NOTIFY DEBBIE AT KINNEY MANAGEMENT AT ONCE PLEASE!**

Unfortunately, per the City of Tempe, the water pressure on the south sides of the CPV property (south part of Taylor Drive as well as Redfield) is low and cannot be remedied. However, at its June meeting the Board entertained a bid from the lawn maintenance company to replace sprinkler heads in these areas with "pressure compensating" heads, which, though somewhat expensive as compared with regular sprinkler heads, will deliver water more effectively to lawns and plant material in these areas. This issue will be addressed again at the July 18 meeting.

## **NEIGHBORHOOD BLOCK WATCH AND SAFETY**

Block Watch Chair Baz Winsor has contacted Tempe PD to express concerns regarding increased speeding on Bell de Mar, making exit from CPV risky for our residents, especially since we are on a curve in the road. Please take extra care!

"Eyes and ears on the street" are the greatest deterrent to crime in any neighborhood. Please do your part! "If you see something, say something" to help keep CPV safe. For non-emergency calls for service, please call 480 350-8311. If you believe that there is a crime-in-progress, please call 911 immediately to report what you are observing. Contacting a board member wastes time in a potentially serious situation. We must all work together to keep our neighborhood crime free. THANK YOU!



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## 32 Surveys Submitted CAMELOT PARK VILLAS FINANCIAL SURVEY

64% of Households

April 2017

### FINANCIAL

1. I would favor changes to the CC&Rs which would provide authority to the CPV Board of Directors to increase the assessment annually up to 5% per year if necessary to balance the budget.  
**12 (37.5%) YES 18 (56%) NO MAJORITY OPPOSED TO AMEND. FOR UP TO 5% INC/ANN**
2. I would favor amending the CC&Rs to reset the baseline assessment to an amount that would enable CPV to afford its financial obligations under the CC&Rs and to ensure adequate Reserve/Savings to pay for capital improvements.  
**4 (12.5%) YES 21 (66%) NO 3 (9.4%) An increase that balances the budget**  
**4 (12.5%) No Response at all MAJORITY OPPOSED TO AMEND. TO RESET ASSESSMENT**
3. I prefer no changes to the CC&Rs, but prefer Supplemental Assessments as needed to manage budget deficits and Special Assessments needed to pay for major capital projects. (In 2016 such assessments totaled \$1,000 per household or \$83 per month per household.)  
**12 (37.5%) YES 15 (47%) NO MAJORITY OPPOSED TO SPECIAL/SUPP ASSMETS**  
**5 (16%) No response at all**
4. I feel the amount to be held in Reserve/Savings should represent the following percentage of the total replacement cost of commonly-owned components (please refer to attached Reserve Study Summary):  
**6 30% (\$52K) 6 40% (\$70K) 5 50% (\$86K) 2 60% (\$103K) 1 75% (\$129K)**  
**38% FAVOR A CAPITAL RESERVE (SAVINGS) OF 30% TO 40% (ABOUT WHAT WE PRESENTLY HAVE)**  
**HOWEVER ANOTHER 38% (12 PERSONS) HAD NO RESPONSE AT ALL!**

### LANDSCAPE

1. I prefer no wide-scale redesign of CPV's front lawns and landscape.  
**20 (62.5%) YES 9 (28%) NO 3 (9.3%) No response at all**  
**62.5% PREFER NO WIDE-SCALE REDESIGN OF CPV'S FRONT LAWNS AND LANDSCAPE**
2. I am fine with some redesign of CPV's landscape to include partial areas of xeriscape but also to ensure that grass and trees are still part of the overall plan.  
**20 (62.5%) YES 9 (28%) NO 5 (15.65%) No response at all**  
**62.5% ARE FINE WITH PARTIAL XERISCAPE, MAINTAINING GRASS AND TREES OVERALL**
3. Regarding the Greenbelt area: **5 (15.65%) I prefer total redesign to xeriscape 5 (15.6%) I prefer no change 18 (56%) I prefer partial conversion to xeriscape 4 (12.5%) No response at all**  
**56% PREFER PARTIAL CONVERSION OF GREENBELT TO XERISCAPE**

There were many written responses, some of which indicate that homeowners do not want change or may not understand the root cause of our budget deficit. There might also be a misunderstanding of the board's role and authority under the CC&Rs. Overall, many homeowners want an open forum to freely discuss concerns and review issues. The CPV Board will convene such a meeting in early November as we begin to finalize the 2018 budget. The meeting will not be a decision-making meeting; rather it will be a presentation with Q&A to assist in improving understanding of CPV's financial outlook. In the meantime, **THANK YOU AGAIN TO ALL WHO PARTICIPATED IN THE SURVEY.**

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