

CAMELOT PARK VILLAS



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2017

FIRST FRIDAY MAY 5, 5:30-7 p.m.! Robin and Jim Burhorn (6714 S. Taylor) will host our May Happy Hour. BYOB and an appetizer to share please. Karen and Cyndi hosted a well-attended First Friday in April; thank you for your hospitality! First Fridays will resume in October.

UPCOMING MEETINGS!!!

CPV's regular Board of Directors' meeting is slated for Tuesday, May 16, 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. At the April meeting, in response to a homeowner suggestion, the Board agreed to begin emailing minutes to homeowners who request them. Your suggestions for other ways to enhance communication are welcome.

PAINTING PROJECTS COMPLETE

The last of our painting projects, paid for with dollars from last year's Special Assessment, are now complete with the exception of some minor touchup. Through careful bid review and negotiation, the Board was able to save money on both perimeter wall and screen-fence painting. How to invest the remaining "unexpended" dollars will be a topic on the May 16 Board of Directors' Agenda.

LANDSCAPING ISSUES

At its April meeting, the Board agreed to move budget slated to verticut the greenbelt to the front lawns so that they can be verticut (extreme aeration and thatch removal) and treated with gypsum (to enhance water retention) and manure to add organic material to the soil and to serve as a mulch as bermuda re-emerges. We will email you the dates on which this will occur, as it will be a messy process.

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**. 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

Debbie Tribioli, Kinney Management Services; 480 820-3451 X201; Debbie@kinneymanagement.com

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. **IF YOU NOTICE MALFUNCTIONING SPRINKLER HEADS, NOTIFY DEBBIE AT KINNEY MANAGEMENT AT ONCE PLEASE!**

Thank you for your patience as repairs to the pool gate and adjacent post are completed during the first week in May. These repairs are required due to a vehicle accident that damaged these assets and will be reimbursed to CPV. Meanwhile, until the new gate is installed, the pool is temporarily closed. The contractor estimates that all will be complete, including installation of the new gate, by May 5. Apologies for the inconvenience.

FINANCIAL SURVEY DUE MAY 15!

You may already have received an email with information regarding our budget deficit situation in CPV. The Board very much wants and needs your responses to assist us in long-range planning for CPV. The introductory material in the email, while it may seem a bit detailed, is critical to helping homeowners understand how our Assessments are used for both recurring Operating Expenses as well as for "savings" to repair/replace our commonly-owned Capital assets. Findings from the Capital Reserve Study commissioned by the Board in late 2015 are summarized in an attachment to the email, along with the Financial Survey itself. PLEASE HELP US BY REVIEWING THIS MATERIAL AND COMPLETING AND RETURNING THE SURVEY BY MAY 15 TO BAZ WINSOR, 6721 S. TAYLOR, EITHER BY DROPPING IT IN THE COLLECTION BOX ON HER COURTYARD OR SENDING IT BY U.S. MAIL. If you have questions and need more clarification about this issue after reviewing the email, please contact a board member. We thank you for taking the time to better acquaint yourself with these financial matters. There are also a few questions regarding the landscape in CPV.

NEIGHBORHOOD BLOCK WATCH AND SAFETY

We recently emailed homeowners to advise that there had been thefts from several unlocked vehicles in CPV. Such thefts are opportunistic and can be prevented if residents ensure that they make it a practice to lock their vehicles. "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 valuable time in a potentially serious situation. We must all work together to keep our neighborhood crime free. And keep your car doors locked! THANK YOU!



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