

CAMELOT PARK VILLAS



2018

FIRST FRIDAYS

We all had a beautiful evening with over 20 attendees at Susan Peterson's on April 6! Thank you Susan! First Fridays will be taking hiatus until next October. Please give in to your inner "party animal" when Baz calls to put together our calendar of First Friday events for next fall and winter!

NOTES FROM APRIL BOARD OF DIRECTORS' MEETING

At its meeting on April 17, the Board of Directors approved a homeowner application for a Landscape Modification to convert part of their front lawn with xeriscape, similar to what Pam Goronkin did last year. If you have interest in making a similar investment, the Association has a variety of proposed layouts that might help in your front yard design and plant choices as well.

POOL GATE DAMAGED

Due to what appears to be damage caused by someone "swinging" on the gate into the pool area, our handyman had to do an "emergency" repair to the gate itself, because it was damaged to the point that it could not close. In addition, repair to the drywall and reinforcement of the existing gate post on the right side will be required to restore the appearance of the structure (painting will also be necessary). The repairs and painting cost the Association about \$1000. PARENTS ARE REQUESTED TO INSTRUCT THEIR CHILDREN AND GUESTS THAT THE POOL GATE IS NOT A SWING.

SPA REPORT - YOUR ATTENTION PLEASE!!

The Spa is off effective May 1, though you may still sit in it and run the jets. However, for those who use the Spa...and especially for all of us who pay the cost...please note that we overran the \$700 budget a bit this season. It is not unusual when homeowners have used the spa that they forget to turn it off when leaving. This results in waste of propane! It may seem that the spa is off because the jets shut off based on how much time you set them for; but the propane continues to run unless shut off at the on/off switch. A solution under consideration is one that puts a time limit on the spa mechanism and automatically shuts off after an hour. We will ask our handyman to advise us how that might be done. Meanwhile, all 50 homeowners in CPV pay the cost to keep this amenity in working condition, including the cost of propane. We request that the handful of residents who do use the spa to please be considerate by turning off the propane when done.

UPCOMING MEETINGS

PLEASE NOTE: CPV's Board of Directors has changed their meeting time to the Fourth Tuesday of the Month effective May 22, 6 p.m., at the home of Pam Goronkin. Homeowners are welcome to attend and may take up to 3 minutes each to bring issues of concern to the Board's attention, per our approved Code of Conduct. The Board will likely not act on issues brought forward that are not already on the

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

previously posted Agenda for that meeting; but will take such matters under advisement for future agendas.

MATCHING GRANTS COMMITTEE

The Grants Committee now has a full complement of three members: Ann MacEachron, Jimmy Royle, and Gretchin Hirni. At the May 22 board meeting, we will discuss details of the scope of work, including the budget that the Board might allocate to match any City of Tempe funding, for this Committee, with an expectation that they will have a proposal for the Board's review in January. The Grant application itself will need to be approved by the Board and filed with the City by April 2019. At present, the City has set a maximum grant for any approved project at \$15K. Special consideration will be given to applications that propose sod removal and/or other water conservation efforts.

LANDSCAPING ISSUES

The new checklist for proactive maintenance management we developed for Altius is improving service and satisfaction. We have been assigned yet another Foreman for our crew; on Friday, May 4 we will walk the property with him to discuss areas of concern and to remind him that we expect continued proactive maintenance management. CPV has been moved to a Friday schedule instead of Wednesdays.

PLEASE NOTIFY DEBBIE AT KINNEY MANAGEMENT IMMEDIATELY IF YOU OBSERVE MALFUNCTIONING SPRINKLER HEADS!

Altius will apply a new weed treatment (not harmful to animals or humans) in the entire greenbelt area soon, which hopefully will really improve the appearance of that area. We will increase water application in the greenbelt and front laws in early May. Meanwhile, we have requested that Altius not mow the greenbelt until the Bermuda has begun to regain its vigor after the long winter period of dormancy. If you see seed heads and weeds, that is why. There is a method to the madness 😊

On Thursday, April 26, Pam Goronkin and Steve Cook walked the greenbelt valve area and the Redfield front yards area up into the south Taylor area (all served by the same valve) with Greg Schneider of Schneider Sprinklers. Interestingly, Greg is familiar with CPV from years past. He gave us a frank assessment, and offered to attend an upcoming Board meeting to discuss his recommendations for the long-term to the community, especially the Grants Committee. Stay tuned for announcements.

ARCHITECTURAL/LANDSCAPING MODIFICATIONS

Whether you are hoping to do some landscape redesign in your front lawn, replace windows, repaint or reroof...or add shade structures to the front or rear of your property...PLEASE COMPLETE AND SUBMIT AN ARCHITECTURAL REQUEST FORM OR A LANDSCAPE CHANGE REQUEST FORM, (www.camelotparkvillas.org under "Documents") to Debbie at Kinney Management for review/approval by the Board of Directors PRIOR TO BEGINNING ANY WORK.

NEIGHBORHOOD BLOCK WATCH AND SAFETY

There have been a couple of incidents involving trespassing in CPV, one which resulted in the police needing to remove an individual who was loitering, another where a carful of young people in guest parking left willingly when politely informed it was private property. Baz Winsor has been in touch with the new Crime Prevention Officer assigned to our area; she will make a report about that conversation on May 22 at the Board of Directors' Meeting. If you encounter threatening incidents or persons, call 911 immediately. Non-emergency number is: 480 350-8311.

HAPPY MOTHERS' DAY!!

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