

# CAMELOT PARK VILLAS



## **UPCOMING MEETINGS!!!**

CPV's next regular Board of Directors' meeting is slated for Tuesday, September 19, at 6 p.m., at the home of Pam Goronkin. Homeowners are welcome and may take 5 minutes to bring important issues to the attention of the Board.

### **GETTING ARIZONA INVOLVED WITH NEIGHBORHOODS (GAIN NIGHT)!**

Instead of a First Friday in October, we will combine the annual GAIN event, sponsored by the City of Tempe on Saturday, October 21, with a Welcome Back from Summer social event for CPV, slated to start at 4:30 p.m. at the Pool Ramada. Please bring an appetizer to share and your own beverage, and let's get together and catch up on everyone's summer adventures! We might even get a surprise "drop-in" visit from Mayor Mitchell or other councilmembers who spend the afternoon and early evening visiting a wide variety of these GAIN events on that day. Let's all gather to celebrate our sense of community!

### **ALL HOMEOWNERS SPECIAL INFORMATION/FINANCIAL SURVEY RESULTS REVIEW MEETING**

The Board is pleased to announce an Information and Financial Survey Review to take place on Friday, November 10, beginning at 6 p.m. at the home of Pam Goronkin. This will be a casual, informal event with beverages and refreshments as well as posters with key issues and explanatory material for homeowners to review and discuss among themselves, plus a Q & A period. Also, Treasurer Agnes Sutter will be previewing the proposed 2018 budget to give the community a sense of how expenses were managed this year and how the 2018 budget is shaping up. IF YOU HAVE QUESTIONS REGARDING LAST SPRING'S FINANCIAL SURVEY, PLEASE BE SURE TO ATTEND...THIS IS YOUR CHANCE TO VOICE YOUR CONCERNS AND TO HEAR EXPLANATIONS FIRST HAND. In case you missed it when distributed earlier this summer, the last page of this newsletter is a summary of the responses to the Financial Survey. Please take a moment to review it...maybe even bring it with you on November 10! This is a casual, informational meeting only: NO VOTING WILL OCCUR AT THIS MEETING.

### **FIRST FRIDAY CALENDAR**

Instead of First Fridays in October and November, we'll have GAIN and our Welcome Back from Summer social on Saturday, October 21, and the Special Member Information/Financial

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

**Survey Review social slated for Friday, November 10. We'll resume First Friday in December!**

Please call Baz at 480 945-9370 to offer to host this or perhaps a January 5 First Friday Happy Hour. Thanks for taking a turn to help give CPV a sense of belonging, caring and community.

### **LANDSCAPING ISSUES**

Some good monsoon rains have helped our greenbelt to look lush this year! Also, by replacing a malfunctioning controller box, and by watering the front lawns in small, repeated increments, which allows water better penetration, we've managed to reduce run-off. We've had fewer broken sprinkler heads and we thank people for taking care how they park in their driveways. **IF YOU NOTICE MALFUNCTIONING SPRINKLER HEADS, NOTIFY DEBBIE AT KINNEY MANAGEMENT AT ONCE PLEASE!**

No lawn maintenance company is perfect and we appreciate a sense of shared purpose in this. The Board of Directors requests that if you have specific complaints, please call or email Debbie at Kinney Management; PLEASE DO NOT DIRECT COMPLAINTS TO THE CREW ON PROPERTY ON MONDAYS. These young men work hard and are not the decision-makers regarding your complaints. If it's an urgent situation, contact a Board member. Other complaints will be handled directly with Altius management by Debbie. Thank you for this courtesy.

### **A REMINDER REGARDING ARCHITECTURAL 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, ([www.camelotparkvillas.org](http://www.camelotparkvillas.org) under "Documents") to Debbie at Kinney Management for review/approval by the Board of Directors. This process is required by the CC&Rs and enables the Board to assist in maintaining the integrity of our community by requiring the use of qualified contractors using professional tools and processes.

### **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!



**A MEMORIAL SERVICE FOR OUR DEAR NEIGHBOR  
CAROLYN MAY WILL TAKE PLACE AT 11 A.M. THURSDAY, SEPTEMBER 7,  
AT CHURCH OF THE EPIPHANY, 2222 SOUTH PRICE ROAD**

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

**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 ASSMNTS**  
**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.**

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