

# Park Place News®

VOLUME I 2017

JANUARY 1, 2017

PARK PLACE ASSOCIATION INC.  
1501 W. JEROME AVE.  
MESA, ARIZONA 85202  
(480) 831-0637

**ABSENTEE  
BALLOTS NEED TO  
BE RECEIVED BY  
JANUARY 26th.**

Special points of interest:

E-MAIL TO: [PARKPLACEHOA@COX.NET](mailto:ParkPlaceHOA@cox.net)  
[WWW.PARKPLACEASSOCIATION.COM](http://WWW.PARKPLACEASSOCIATION.COM)

- *Annual Meeting*
- *Board Candidates*
- *Community Updates*
- *Holiday Light Contest*

## Community Corner

### IMPORTANT BOARD ELECTIONS

The Park Place Association Board of Directors elections will be held at the Annual Meeting on January 30th, 2017. **Please note the location is at the outside meeting room at the Dobson Ranch Library.**

Park Place has a maximum of 9 members to serve on the Board of Directors. Three existing Board Members, Kevin Wellman (President), John Boyd (Vice President) & Ross Muirhead (Secretary) are serving 2 year terms and are not subject to re-election. There will be 6 Board openings and we have 6 homeowners on the ballot of which 5 are existing Board members willing to be re-elected and one new volunteer willing to serve.

**An absentee ballot has been included in this mailing. If you are not planning to attend the Annual Meeting it is important to return the enclosed Absentee Ballot to achieve a quorum. See pg 2 for more information about the candidates.**

### 2017 BUDGET APPROVED

The Board has approved the 2017 budget and the 2017 assessments will remain at \$107.43 per quarter. The budget provides for a 5% delinquency factor that is needed due to homeowners that do not meet their assessment obligations. After the delinquency factor the total income including assessments, transfer fees, rental registration fees and monetary penalties are projected at \$246,744.

The 2017 projected expenses are as follows:

- ✓ Architectural Committee Expense \$5,828
- ✓ Board Expense \$16,909  
(includes insurance, audit, legal, meetings)
- ✓ Landscaping, Irrigation, & Trees \$42,000
- ✓ Pool Expense (not including utilities) \$10,420
- ✓ Office Expense (supplies/postage/stg) \$10,800
- ✓ Utilities (Water/Sewer/Electricity) \$43,501
- ✓ Gross Wages/Taxes (8 Full /PT empl) \$87,547
- ✓ Community Activities \$ 2,300

## BOARD NEWS

### 2017 ANNUAL MEETING

**January 30, 2017**

**Dobson Ranch Library Meeting**

**Room**

**2425 S. Dobson Road**

**Mesa, Arizona**

**6:00 PM**

Every homeowner is encouraged to attend the Park Place Annual Meeting. Reports of Board activities for 2016 and plans for 2017 will be presented. 2017 Board elections will also be held. If you are unable to attend the meeting, please complete the enclosed **Absentee Ballot** and mail or drop it off at the pool mailbox by January 26, 2017.

The annual meeting is the don't miss meeting for homeowners to meet their Board of Directors, become more informed in the community, and express their ideas and concerns. If you are interested in becoming involved with the Board, please contact the office by phone or email.

### NOMINATE A HOME OF THE YEAR

Do you have a home on your street or in your cul-de-sac that is always maintained well and should receive some recognition as the 2016 Home of the Year? It might even be your own home. If so, please call (831-0637) or email ([ParkPlaceHOA@cox.net](mailto:ParkPlaceHOA@cox.net)) to let us know the address of the home that you would like to nominate for Home of the Year. The Architectural Board will review the nominations and the winner will be announced at the Annual Meeting. The winner will receive a \$100 gift certificate to Home Depot.

### BOARD OF DIRECTORS

|                 |                     |
|-----------------|---------------------|
| Kevin Wellman   | President           |
| John Boyd       | Vice President      |
| Linda Fowlkes   | Treasurer           |
| Ross Muirhead   | Secretary           |
| Liisa Sharp     | Member              |
| Larry Jackson   | Member              |
| Karen Magnan    | Member              |
| Julie Boston    | Member              |
|                 |                     |
| Suzanne Johnson | Association Manager |
| Artie Aguiar    | Facilities Manager  |

### Meeting Notice

January Monthly Meeting

January 17, 2017  
7:00 PM

Old Chicago  
Banquet Room  
1656 S. Alma  
School Road  
Mesa, AZ

Annual Meeting

January 30, 2017  
Dobson Ranch  
Library Meeting  
Room  
6:00 PM

**Bulletin Board**

Please note that a bulletin board has been installed at the west end of the pool. Due to lack of mailings, meeting notices will be posted here.

**Important Numbers**

|                   |              |
|-------------------|--------------|
| Code Compliance:  | 644-2061     |
| Barking Dogs:     | 644-2211     |
| Animal Control:   | 644-2268     |
| Graffiti Removal  | 644-3083     |
| Mosquitoes        | 602-506-6616 |
| Trash Pick-up:    | 644-2688     |
| Report a Pothole: | 644-3038     |

**Park Place Social Media**

At some point the Association Board will consider setting up a Facebook site administered by the Association. As of now, there are no social media sites that are linked to the Association. In the event that you have received one or more invitations to join the Nextdoor social media site, please be advised that the Association does not have anything to do with the site or the content that is posted on it.

**IMPORTANT REMINDER**

The Association dues for January 1st, 2017 are due by January 15th and a monthly late charge of \$15 will be applied after January 31, 2017.

The 2017 dues are \$107.43 per quarter due in Jan/Apr/July and October. For the homeowners that prefer to pay annually, **the annual amount is \$429.72**

**Candidate Information**

**We have 6 Board Candidates to fill 6 Board positions. If you would like to know you're candidates better we encourage you to attend the Annual Meeting. It is a great opportunity to meet your neighbors!**

**Larry Jackson**

Current Director and original homeowner along with being a Landlord representative on the Board. He has served more than 5 years on the Board.

**Liisa Sharp**

Current Director and has served on the Board less than 5 years. Liisa is an active real estate agent in the area and is the Social Chairman of Park Place.

**Karen Magnan**

Current Director and has served on the Board less than 5 years. Karen has also served on the Architectural Board for many years.

**Julie Boston**

Current Director and has served less than 5 years. Julie has a great eye for landscaping as evidenced by her landscape remodel at her own home along with her assistance in finally closing the sidewalk gap along the Jerome loop at Path A

**Linda Fowlkes**

Linda is the current Treasurer and has served less than 5 years. Linda had been on the Architectural Board along with being the Pool Supervisor. Her knowledge of the Architectural Board procedures and facilities knowledge of the pool complex are an asset.

**Carol Chavarria**

Carol is a new volunteer willing to serve on the Board but not a new face. Carol has attended regular meetings to familiarize herself with Board issues and has been a consistent volunteer at our Easter Egg Hunt.

**Fiesta District Update**

The City of Mesa recently established the 'Southwest redevelopment Area' to support and promote additional economic development within the Fiesta District area. As a next step in this process, the City will begin drafting a redevelopment Plan, which will serve as the blueprint for redevelopment activities and opportunities in the area. As residents it is important to support our local businesses. To help the Manager of Boulders on Southern has included a coupon for a free 9" pizza. See page 4.

**HOLIDAY LIGHT CONTEST**

Once again, the neighborhood was treated to outstanding lighting displays. Each year the Board of Directors likes to recognize the families that go the extra distance (or strand in this case) to make our neighborhood a festive place to enjoy for the holidays. This year the following homeowners were selected to receive Park Place Pride Awards for their exterior holiday displays:

**Most Festive Display**

**The Farris Family**  
1834 S. Ash

**Best Children's Display**

**The Gordon Family**  
1529 W. Impala

Each of these families received a \$50 gift card to Target©.

**HOA Payments**

All homeowners should have received their 2017 coupon books. If you can't locate them for any reason, here are some other payment options.

**Automatic Payment made through your bank**

Provide your name, name of the Association, and Lot # and mail to **PO Box 66894, Phoenix, AZ 85082.**

**One-Time Payment through Metro Phoenix Bank**

The online payment site will enable you to make a payment using an electronic check or credit card. Metro Bank accepts Visa, Mastercard, and Discover.

Simply visit:

www.MetroPhoenixbank.com and select the Online Payment from the tool bar. Please use the following information to make your payment.

Management #: 5003

Assoc. Code: PPHOA

Your Lot #

There is a convenience fee for making online payments.

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## Architectural Corner

### Architectural Board

|               |         |
|---------------|---------|
| Kraig Knutson | Manager |
| Amy Godel     | Member  |
| Gary Nelson   | Member  |
| Dave Dahlberg | Member  |

### CC&R and Community Policy Guidelines

All homeowners received the governing documents of the Association when they purchased their home and have been provided with updates over the years. If you cannot find your documents, the easiest way to access them is through the Association website [www.parkplaceassociation.com](http://www.parkplaceassociation.com)

The Community Policies is the quick read document that incorporates the City ordinances when there is a conflict with our CC&R's. The policies incorporate most of the guidelines of the Association.

### CC&R Violations

The notice policy for violations is 3 warning notices and a monetary penalty beginning on the 4th month in the amount of \$25. After the 4th month, penalties can increase to \$50 and then to \$100 for violations that are not corrected in a timely period.

If you are in violation and need more time to correct the problem, please contact the Architectural Board to work out a solution or arrange to have more time to complete the work to avoid having a penalty assessed.

### Noise Disturbances

Over the last few months, the Association has received several noise complaints from homeowners against their neighbors. Ideally, it is best that these matters are handled neighbor to neighbor. Most of the complaints are related to parties and barking dogs. The Association has no authority to remedy these situations and the appropriate authority is the City of Mesa Police Department at their non-emergency line at 644-2211. For barking dogs, homeowners can report the activity online at:

<http://www.mesaaz.gov/residents/animal-control/animal-noise-disturbance>.

The City of Mesa has a Noise Ordinance which was

adopted in 2009. What does the noise ordinance include?

The standard is based on reasonableness and applies to noise that is loud, excessive or disruptive, and includes, but is not limited to, electronic devices, vehicles, animals and people.

If the noise is intermittent or continuous for a period of at least 15 minutes, OR if it is after 10:00 p.m. but before 6:00 a.m., AND exceeds the property line, AND disturbs the peace and order of the neighborhood or a person of ordinary sensibilities, it can be considered a violation of the ordinance.

### Vehicle Parking and Storage

The volume of cars and how they are parked within the neighborhood are causing vehicle pollution. Please take a look at these reminders to make sure you are in compliance and help Park Place remain an attractive community to live in.

- Vehicles cannot be parked within the front or side yard unless such parking is on an improved dustproof parking surface.
- Concrete additions next to driveways that have not been approved by the Ar-

chitectural Board are not approved for parking.

- Trailers cannot be parked in the front yard visible from the street. Trailers can be temporarily stored in the street for a period of 48 hours.
- Boats can be stored in the garage or on an enclosed side yard not visible from the street.
- All vehicles stored in the front yard, visible from the street, shall be operable and

have current license displayed.

- Designated parking spaces within the center of cul-de-sacs cannot be used to store vehicles in excess of 48 hours.
- No painting, repairing, or mechanical work, other than customary maintenance work, and minor emergency repairs, shall be done on any building site except in enclosed areas approved by the Board in writing.

### Important Notice to Landlords

The Rental Registration Policy was effective on May 1, 2009. Most of the Landlords have complied with the policy and all Landlords have received the requirements of the policy. Please remember that the registration is required every time you lease the property to a new

tenant. The registration is required within 10 days of renting and there is a penalty for non-compliance. If you have rented to a new tenant you are required to submit the new registration to avoid penalty. Contact the office if you have any questions.

### REMINDER

PPG Paints, 1258 W. Baseline #103 (at the NWC of Alma School & Baseline) has recommended Park Place colors on file in their store. A 25% discount on paint is offered to Park Place residents.

No Coupon necessary.

## Neighborhood News & Events

The next Association event is the Annual Meeting on January 30th, 2017. This is a great opportunity to meet your Board and meet other residents in the neighborhood. Refreshments are provided.

The Annual Easter Egg Hunt is scheduled for the Saturday before Easter which is later this year and the Easter Egg Hunt will be on April 15th at the Park. This is another great event to meet younger families and grandparents that participate in this event. Volunteers are needed to make this event successful each year.

All monthly meetings are held the third Monday of every month or Tuesday if a holiday. There is a residents forum at the beginning of every meeting. Most of the people that attend the monthly meetings have a concern they are addressing but it's okay to attend the meetings just to see what's going on and share your input.

## Selling Your Home

If you're considering selling your home, the Association charges a \$200 Transfer Fee and a \$200 Disclosure Fee at Close of Escrow. When we receive a sale request from a title company, the Architectural Chairman makes an inspection of the property to determine if there are any CC&R violations. That report is provided to the title company and the buyer along with any delinquent assessments due. The Association also sends a package to the buyer within 10 days of request that includes all of the governing documents and community policies. Please give your realtor the Association website address so that they can be familiar with these documents when listing the property. Park Place is an award winning neighborhood, self managed, with quality volunteers keeping it a great place to live. That's a Selling Point!!!

### *Are You Interested in the Sales Prices of Homes in our Neighborhood?*

#### *Take a Look at these Recent Sales*

| Address          | SQ Ft. | Pool | Date  | Price   | \$/psf |
|------------------|--------|------|-------|---------|--------|
| 1847 S. Ash      | 1953   | No   | 09/16 | 215,000 | 110.09 |
| 1532 W. Juanita  | 1900   | No   | 09/16 | 225,000 | 118.42 |
| 1914 W. Isabella | 1900   | Yes  | 09/16 | 253,000 | 133.16 |
| 1421 W. Isabella | 1900   | No   | 10/16 | 288,000 | 151.58 |
| 1945 S. Ash      | 1838   | No   | 10/16 | 265,000 | 144.18 |
| 1536 W. Jacinto  | 1410   | No   | 10/16 | 237,500 | 168.44 |
| 1661 S. Cholla   | 2026   | Yes  | 10/16 | 228,000 | 112.54 |
| 1517 W. Jacinto  | 1410   | No   | 10/16 | 172,000 | 121.99 |

Medium Price \$235,438  
 Avg \$/psf \$131.37

## Delinquent Accounts

Delinquency collections are improving. If you are struggling to pay your assessments and you receive a Demand Notice from the Association, please call the Association office to explain your situation and make an acceptable payment plan as soon as possible.

If the Association does not hear back from delinquent homeowners, the account is forwarded to a collection attorney. All collection fees are added to the homeowner account. These attorney fees add up and can be avoided by dealing with the Association directly before the account goes into collection.

**BOULDERS ON SOUTHERN IS HERE AND READY TO BE YOUR NEIGHBORHOOD BAR & GRILL!**

1010 W. Southern Ave. #1  
 Mesa, AZ 85210  
**480-659-4816**  
 bouldersonsouthern.com

Hours: Monday-Friday 11am-2am  
 Saturday-Sunday 10am-2am

**FREE 9" Specialty Pizza!**

With this card. Can not be used with any other offers or discounts. Can not be redeemed for cash. One card per table, per visit.