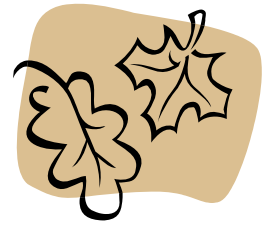


# Park Place News<sup>©</sup>



FALL 2015

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

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

Special points of interest:

- *2016 Assessments*
- *"Rock Out"*
- *CC&R Update*
- *Improvement Update*

## Community Corner *by Suzanne Johnson*

### Community Updates

Although the Board eliminated quarterly billing statements, it did agree to continue the newsletter mailings. Many homeowners have expressed their disappointment of not receiving the newsletter so you will be receiving one at least 2 to 3 times a year. We would also like to keep in contact with our homeowners electronically and are setting up an email program to accommodate email blasts and reminders. **If you would like to receive electronic announcements please send an email to [Parkplacehoa@cox.net](mailto:Parkplacehoa@cox.net) and provide your name, lot number and preferred email address.**

### BOARD ELECTIONS COMING UP

If you are interested in volunteering to be on the Association Board, please contact the office for more information. The 2016 Board elections will be held at the Annual Meeting in January. **All nominees need to submit a Candidate Application by December 15, 2015 to be considered by the Nominating Committee.** A Candidate Application can be obtained by contacting the Association office.

The Board meets one time per month to review Association financials and facility needs. All Board members need to be homeowners and it is helpful if they have some professional or construction experience that they can contribute to the Association. If elected, there are 1 and 2 year terms for service. Board meetings are held at 7pm on the 3rd Monday of every month.

### 2016 BUDGET & ASSESSMENT RATE

The Board approved the 2016 budget at the Regular Meeting in November. As a result, there will be no dues increase for 2016. Our dues will remain at the same amount set in 2013.

The 2016 budget is pretty straight forward with small adjustments allowed for projected increases and cost of living adjustments compared to this year's budget. The Dues Assessment rate for 2016 is \$107.43 per quarter due by the end of January, April, July, and October. For homeowners that prefer to pay for the entire year, the amount is \$429.72

## Watch for New Payment Coupon Books in January

Last year, like many HOA's, the Board eliminated the quarterly statements and changed to a Coupon Book for making quarterly payments. Although this increased efficiency in the Association, many homeowners forgot about the coupon books after the first quarter. If you cannot locate your coupon book, here is the information for your quarterly payment:

### 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](http://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.

### BOARD OF DIRECTORS

Kevin Wellman	President
John Boyd	Vice President
Carol Jones	Treasurer
Ross Muirhead	Secretary
Lisa Sharp	Member
Karen Magnan	Member
Larry Jackson	Member
Julie Boston	Member
Steve Hetsler	Member

Suzanne Johnson	Association Manager
Artie Aguiar	Facilities Mgr.

## Meeting Notices

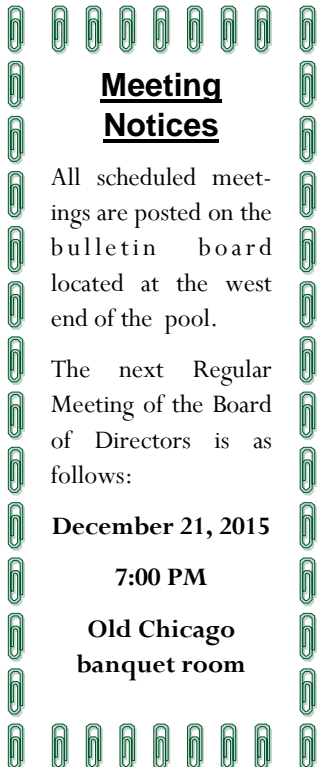
All scheduled meetings are posted on the bulletin board located at the west end of the pool.

The next Regular Meeting of the Board of Directors is as follows:

**December 21, 2015**

**7:00 PM**

**Old Chicago banquet room**



Fees

In addition to the quarterly dues for the Association, there are additional fees due for various items. These items are as follows:

Disclosure Fee at Sale	\$200
Transfer Fee at Sale	\$200
Rental Registration Fee	\$ 25
CC&R Package	\$ 25
Pool Key Replacement	\$ 12

**HELP WANTED  
ARCHITECTURAL  
BOARD MEMBER**

Volunteer help to do the neighborhood tours and review plans. Approx 5hrs/mo. Contact the office if interested.

**Holiday Light Contest**

Each year Park Place holds a Christmas light contest. Two houses each year are awarded a \$50 Target gift certificate. The categories that are judged are Most Festive Display and Best Children’s Display. Volunteers from the Board and Architectural Board volunteer to judge the displays. Winners will be notified before December 25th.

**SOCIAL VOLUNTEERS  
NEEDED**

The Easter Egg Hunt along with other planned activities cannot happen without volunteers. Please contact the office to make sure you are on the list for upcoming events and let us know if you can help.

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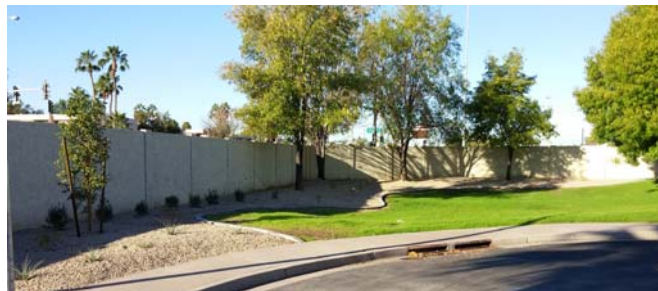
Improvement Update

Several improvements have been made to the community this past quarter. Plans were drawn up and provided to the City to complete the sidewalk gap in the Jerome loop around the pool. This new sidewalk was installed by the City at no cost to the Association and is at the entrance to Path A.



**Jerome Loop Sidewalk Improvement**

The Board also remodeled the retention basin (Tract A) that is located within the corner fenced area of Longmore and Baseline Roads. The irrigation in this area was deteriorating the stucco on the fences and a new plan was designed to move the sprinklers away from the fence by installing curbing and an attractive landscape design.



**Tract A Landscape Remodel**

The Pool facility and fencing was also painted this last quarter. It was originally scheduled for 2016, however the stucco started to delaminate on the clock tower this summer and we needed to move this project up.

Once the stucco was repaired, the building was painted the new color called “Pueblo”. This is the same color as the Dobson Ranch fences along Baseline Road. Eventually, the Board would like to paint our perimeter fences the same color to add consistency to the area .

Next year we have scheduled new roof coating to the pool building, granite replacements to the Park and Javelina, along with multiple Cul-de-sac remodels and tree replacements. Cul-de-sac islands that are scheduled to be renovated are slated for river rock removal that we are offering free to homeowners.



**FREE RIVER ROCK IN  
CUL-DE-SACS THAT ARE  
SCHEDULED TO BE  
REMODELLED.**

The Board has set aside funds to remodel several of our neighborhood cul-de-sacs. The largest expense to remodel the cul-de-sacs is the cost to remove the existing **River Rock**. Homeowners that live within the circles that will have river rock removal have already been notified to remove any river rock that they may need for their own yards, **at no cost**.

If you or any of your neighbors can utilize any of the river rock, please contact the association to have a map emailed to you showing the allowed locations. Homeowners are encouraged to remove the rock to help offset remodeling costs. All we ask is that care is taken to make sure that the existing landscape and irrigation are not disturbed or damaged. **River Rock is only to be removed from designated cul-de-sacs approved by the Board. Please make sure you contact the office to make sure you have the correct locations.**

*We appreciate your help getting the Rock Out!*



## Architectural Corner

### Architectural Board

Kraig Knutson	Manager
Dave Dahlberg	Member
Amy Godel	Member

### Architectural Reminder

If you plan to make any exterior improvements around your home, such as installing a pool, storage shed, or any attachments to existing structures, etc. Please contact the Architectural Board for approval of your plans prior to beginning the work.

If you are considering re-painting your home's exterior, please contact the Architectural Board first. They have a recommended selection chart that you can borrow.

Whichever color you choose, a paint chip with your lot number needs to be sent to the Architectural Board for prior approval.

### 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 Update

Like many older communities, we need to start looking at updating our CC&R's. The times have changed. Do you realize that Nixon was President when our CC&R's were written?

Many of our provisions are superseded by City Ordinances or State laws that became effective after our CC&R's were drafted. A lot of our other provisions are just poorly written and difficult to understand for homeowners. If we had more recent CC&R's, amending them might be an option. Based on the age of our governing documents it would make more sense to completely revise them and bring our CC&R's into this century.

The requirement for amending or completely revising our

CC&R's is a 75% majority of the homeowners in support. That is a very difficult task to achieve and will require a lot of volunteers to help with signatures once an acceptable draft is agreed on.

Initially we will need to get a lot of input from the Members once we have identified the ambiguities in the documents. The cost for our attorneys to assist us in this procedure is \$2500 which is very reasonable. This issue will be a discussion that the Board will be having throughout 2016. We encourage all homeowners to become a part of these discussions so that we can draft documents that reflect the intent of the original documents but are more clearly defined and consistent with the current laws.



### REMINDER

PPG Paints (formerly Glidden), 1258 W. Baseline #103 (at the NWC of Alma School & Baseline has recommended Park Place colors on file in their store. Discounts offered to Park Place residents.

### 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 2015 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.

### Architectural Board News

The Architectural Board is still looking for one more member. This would require a monthly tour of one of the three areas of the Association to identify non compliance of the CC&R's or Community Policies. Beginning in January, the Board is increasing the monthly fee from \$50 to \$100. Please contact the office if you have interest in the position.

We have seen monthly violations reduced this year in general. For the habitual violator, they seem to continue to get notices and fines without correcting the problem. Some homeowners

have paid more in fines than the project cost to repair. Those are the types of compliance issues that are difficult to understand.

For the most part, homeowners are doing their part to keep Park Place such an attractive place to live and raise our families. One of our challenges this fall is the weeds with all the recent rainfall. Frequent weed maintenance will prevent reoccurring monthly violations. As always, if you have any questions regarding a notice you received, please contact the office to speak to the Architectural Manager.

### 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

## Important Information for Landlords

The Rental Registration Policy was adopted at the 2009 Annual Meeting and was effective May 1, 2009. To comply with recent legislative changes, effective July 24, 2014, the Park Place Rental Registration has been modified as follows:

- ✓ All landlords are required to register their tenants and provide a tenant/occupant registration form.
- ✓ The registration form will identify if the owner will retain the common area privileges such as the use of the pool and common facilities or if the use is assigned to the tenants.
- ✓ The rental registration fee is currently \$25.00. The fee is payable each time there is a new tenant.
- ✓ A penalty of \$15 shall be assessed for late or incomplete registrations.
- ✓ All landlords should supply their tenants with the Community Policies (on the Association website) and comply with the use provisions limiting multiple roommates to no more than two unrelated adults.

## Vehicle Parking and Storage

- 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 Architectural 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.

## Volunteer Reminders

The Association is always looking for volunteers to help with the neighborhood. As a self-run Association, we rely upon volunteers. If you of know anyone that would be a good fit to fill a Board position, please encourage them. We also have an opportunity on the Architectural Board if that is something you or someone you know might be interested in. The social volunteers are always needed for upcoming events. Community events cannot happen without volunteers. If you have extra time and would like to help out the association in some capacity, please contact the office for more information.

## Holiday Toy Drives



**SummerWinds Nursery** is partnering up with the Phoenix Zoo to help benefit Toys for Tots this holiday season. This Holiday Toy Drive is to benefit Phoenix Children's Hospital. This year Summer Winds Nursery has teamed up with PCH and the Phoenix Zoo to collect toys for children in need. See any cashier at one of their locations to drop off your donations.

**Now through December 7, 2015**

SummerWinds will be accepting holiday donations of new, unwrapped toys to benefit our local children in need. As a thank you for your donation, you will receive one FREE ticket to the Phoenix Zoo's holiday ZooLights event. These tickets go fast! \*(while supplies last) Thank you for your support!