

Park Place News[©]



FALL 2017

PARK PLACE ASSOCIATION INC.
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Special points of interest:

- *2018 Assessments*
- *CC&R Update*
- *Fiesta District Update*
- *Roof Rat Prevention*

Community Corner *by Suzanne Johnson*

DUES REMINDER

COMMUNITY UPDATES

The Association Board has been really good about scheduling improvements and updates within the neighborhood. We are currently underway on a large scale tree trimming project, just completed the stucco repairs to the pool facility, and granite replacements to the Park and common areas are still scheduled for this year. The Board will be reviewing the 2018 budget and determine which direction to go in for perimeter fence repairs. Homeowners that have damaged perimeter fences where the damage is coming from their side of the property (due to over saturation) will need to correct the condition for a permanent solution. Cooperation from these homeowners is essential to complete this project.

Coupon books were sent out at the first of the year and the 4th quarter dues need to be paid by the end of October to avoid a late charge. 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 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.

New Coupon Books will be sent out at the end of the year and will have a new Visa and e-check payment option.

BOARD OF DIRECTORS

Kevin Wellman	President
John Boyd	Vice President
Ross Muirhead	Treas./Sec.
Liisa Sharp	Member
Larry Jackson	Member
Julie Boston	Member
Carol Chavarria	Member
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Suzanne Johnson	Association Manager
Artie Aguiar	Facilities Mgr.

BOARD ELECTIONS COMING UP

If you are interested in volunteering to be on the Association Board, please contact the office for more information. The 2018 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.

2018 BUDGET & ASSESSMENT RATE

The Board reviewed the Association financials and a 2018 preliminary budget at the September Regular Meeting and determined that for the 5th straight year, there will be no dues increase. Dues will remain at the 2013 amount. The Dues Assessment rate for 2018 will remain \$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

Meeting Notices

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

Regular Meetings of the Board of Directors are held the 3rd Monday of each month.

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

Important Information about Roof Rats in our neighborhood on page 4.



Roof Rat
5-10oz
10-12" long

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. Members 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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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 input from the Members once we have identified the ambiguities in the documents. The cost for our attorneys is \$2500 which is very reasonable. The attorneys should have a rough draft by month end for the Board to review and discuss. 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.

Fiesta District Update

The City of Mesa is making an effort to transform the area surrounding Fiesta Mall into an employment hub. The City council in September officially adopted the Southwest Redevelopment Area Plan. The adoption will allow the city to take advantage of a series of redevelopment incentives.

The RDA plan lays out a series of ways that the city can incentivize private business by including infrastructure investments and a modification of zoning codes to allow for more office and mixed use facilities. The plan also calls for the programs to incentivize the consolidation of properties and the creation of a demolition assistance program to reduce the costs property owners face in

tearing down outdated properties.

Earlier this year it was reported that the interior of the Mall was purchased by Dimension Financial & Realty Investments Inc. The plan is to re-create the space into a campus environment primarily for community colleges and for-profit schools. Areas will be designed for medical learning centers and colleges. It was reported that housing, eating and entertainment venues are also planned.

Developer Scott Jackson owns the Macy's and Best Buy/Dicks building. It is reported that he intends to redevelop the buildings as office or mixed use space. Sears and Dillards maintain ownership of the other two anchor buildings and remain open.



New Park Place Homeowners

Congratulations to our new homeowners and welcome to the neighborhood.

*The Gardea Family
1518 E. Jerome*

*The Marshall Family
1817 S. Rogers*

*The Patterson Family
1721 W. Isabella*

*The Eberthauser Family
1820 S. Ash*

*The Hansen Family
1752 S. Rogers*

*The Hudley Family
1736 S. Brooks*

*The Varga Family
1816 S. Standage*

*The Potter Family
1743 S. Henkel*

*The Woodall Family
1651 S. Ash*

*The Hunt Family
1565 W. Juanita*

*The Aquino Family
1541 W. Javelina*

*The Denaro Family
1851 S. Ash*

Architectural Corner

Architectural Board

Dave Dahlberg	Manager
Gary Nelson	Member
Amy Godel	Member
Jo Ann Rusnock	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

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.

FALL REMINDERS

It's time to plant your winter lawn. If you allow your summer grass to go dormant make sure that it is healthy and has no bare spots. Dormant grass still needs watered once a month and weeds need to be controlled to avoid a notice from the Architectural Board.

When's the last time you had your chimney swept? If the answer is never or years ago then there is likely a significant build

up that could be a hazard.

Fall leaves create debris in our yards that blow from house to house. Please be a good neighbor and promptly clean up any new droppings before your neighbor has to. This is a common complaint between neighbors.

Leaf debris and pine needles on roofs also need to be cleaned off. Excessive debris on the roof will create an Architectural violation and you could receive a notice for it.



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.

AUGUST VIOLATIONS

(1st Mo., 2nd Mo., 3rd Mo., & Monetary Penalty)

	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>MP</u>
Trash Cans	05	02	01	00
Landscape	126	37	23	13
Junk/Storage Visible	07	02	00	02
Vehicle Violations	08	01	00	00
Ext. Improvements	00	00	01	00
Other	11	03	03	15

Total Violations Including Monetary Penalties: 260

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 2017 Home of the Year? It might even be your own home. If so, please call (831-0637) or email (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 in January. The winner will receive a \$100 gift certificate to Home Depot.

Architectural Board News

Effective September 1st Kraig Knutson resigned as Architectural Manager after serving in this position many years. Many times this is a thankless position and we thank Kraig for his service to the community. In the interim, the Architectural Board member for the SE tour area will take over the position to ensure we have a seamless transition.

We are also please to report that we have a new Architectural Board member to take over for the SE tour area. Please welcome Jo Ann Rusnock to the Architectural Board. Jo Ann is no stranger to the Architectural

Board and served in this position many years ago. Welcome back Jo Ann.

As the Board moves forward, there will be discussions on updating our recommended paint color selections. The colors have been based on desert earth tone hues and haven't changed in years.

We are seeing homeowners making changes to their homes without prior approval. Please note that owners do this at their own risk and that could be a very expensive decision if not approved after the work is done.

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

Roof Rat Prevention

- It may not be a surprise to anyone considering news reports that roof rats have been verified in Dobson Ranch and that they have also now been verified in Park Place. The sightings have been in the SE and NE portion of the neighborhood. We have not heard of any reports on the West side of Longmore yet but that doesn't mean they don't exist there. We have just not heard of any reports. Roof rats can cause substantial damage to our homes. Here are the Roof Rat Prevention tips from the County website.

Roof Rat Prevention

You can keep roof rats off of your property and out of your home by following a few easy steps:

Get rid of the roof rats food supply by harvesting citrus and other fruit.

- Pick all fruit (ripe or not) on citrus and other fruit and nut trees and pick up any fallen fruit. Do this promptly and completely. Fruit and nut trees having the most activity are the ones which come in contact with other trees, houses, fences or with power lines running through.
- Donate any excess fruit your family won't be able to eat to the closest food bank. Next winter, when the roof rats are under control or eradicated altogether, enjoy your harvest, but be sure to pick your fruit promptly and donate what you can't use. You don't need to remove fruit trees from your landscape.

Manicure your landscape.

- A clean yard is a deterrent.
- Rake under your trees and shrubbery. Prune fruit trees so the ground under them is open and visible. Remove wood piles and brush piles from your yard. Store wood and lumber piles at

least 18 inches above the ground and 12 inches away from walls. Thick ground covers should be thinned.

- Keep your palm trees trimmed. Roof rats nest in the skirts and old fronds, as well as in piles of debris and hollow trees.
- Thin out bushes until you can see daylight through them. Oleanders are particularly prone to harbor roof rats in the summer. Thin bougainvilleas as well.

Don't feed the roof rats unknowingly

- Roof rats will eat ANYTHING to survive. This includes pet food and garbage.
- Don't leave pet food out, especially overnight. Keep dog feces picked up.
- It would be best to stop filling your bird feeders for the next few months. Otherwise, provide just the amount of bird seed that will be consumed in a day and sweep up fallen seeds on the ground before sunset. Store bags of bird seed in sealed, rat-proof containers.
- Store bulk foods in sealed, rat-proof containers.
- Keep garbage containers tightly covered.

Strategically place snap traps and bait stations.

- To prevent rats from entering your property, or to eliminate rats that have already entered your property, set snap traps in your laundry room and garden shed baited with creamy peanut butter. Don't put much on the bait tab so the rat will have to work to get it off. This will ensure the trap will trip. Place the traps well away from pets and small children. Roof rats are nervous and cautious of new objects, so leave traps

in the same location for at least a week before moving them.

- Bait stations made of plastic, cardboard or metal provide a protected place for rats to feed. They allow you to place poison bait in some locations where it would otherwise be difficult because of hazards to non-target animals.
- Place two bait stations in your yard, 4 feet or higher off the ground. Optimal locations are in your citrus tree and anywhere near potential rat pathways, such as close proximity of wires to house roofs, trees, or oleanders.
- It's important to close the bait station opening in the morning to protect wild birds that might be attracted. Open it up in the late afternoon about sunset.
- The practice of wiring poison bait blocks directly to tree branches causes accidental poisoning of cats and wildlife. Use poison bait blocks only in bait stations and slide the blocks all the way to the back.
- It is important that the resident's home is properly sealed so the poisoned rat doesn't enter the house and die, creating a bad odor which may be hard to remove.

More information can be found on the Maricopa County website:

Maricopa.gov/2179/Roof-Rat-Resources

Eradicating this problem needs to be a community effort that we all participate in. Park Place residents need to work together to communicate sightings and help eradicate the roof rats on their own property. If you have neighbors that have fruit trees, please offer to help with picking the fruit. Working together, hopefully we can get this situation under control before it escalates. Please help with this effort.