

PARKWOOD | ROUND UP

R A N C H

Parkwood Ranch Community
Master Association Newsletter
www.parkwoodhoa.com

Second Quarter 2008 Vol. 5 Issue 2

Got a beef with a neighbor? Talk to each other and work it out

In an HOA, there is no such thing as an anonymous complaint.

We often receive complaints from homeowners about the conduct of their neighbors. These complaints are often about the condition of a neighbor's yard, parking, barking dogs, trash bins, basketball hoops, dog feces, wandering cats, parties, children playing, and many more. Unfortunately, it seems more and more neighbors are uncomfortable talking to each



other. The lack of communication and friendship is eating away at the strength of our community. Strong communities have neighborhood block parties and residents who help each other. There are a few things homeowners should know before complaining to the management company about their neighbor.

Arizona State law (ARS 33-1803) prohibits anonymous complaints. Any homeowner receiving a violation has the right to know the name of the person who observed the violation. That means that if you call, write, or email to complain about your neighbor, the person making the complaint must be identified. Most people would probably prefer you talk to them in person about a problem rather than being sent a letter from the management company.

Renaissance inspectors check every home in the Parkwood Ranch for compliance to the CC&Rs on

a biweekly basis. More frequent inspections would violate state law.

Each violation noted during inspections is acted upon. If a violation is not rectified after three inspections, the owner is fined.

Keep in mind that a fine is not imposed until after the third inspection, approximately six weeks after the violation was first noted. Fines increase until the problem is solved. We wish all homeowners

would react to the notices and fix the problem immediately, but 2% of violations require more than four notices.

If your neighbor has a barking dog that bothers you, please talk to the neighbor. If that doesn't help, you can make an anonymous complaint with the police. If your neighbor is parking in front of your house, please talk to him/her. Parking is prohibited in some parts of Parkwood Ranch, although the vast majority of streets are public streets. If a neighbor's trash bin is in the street, be kind and pull it up to the house. If you don't like the condition of their property, ask if you can help them out. These suggestions may seem old fashioned, but they have worked in neighborhoods across the country for many decades.

Maybe it's time to be a good neighbor, and help solve problems together, instead of just complaining.

When talking doesn't work, mediate

When you have tried talking and communicating with a neighbor and need mediation, help is a phone call or email away. The Leadership Centre offers low-cost mediation to neighbors who need an impartial third party to help solve disputes. Log onto www.leadershipcentre.org and click on the "Request Mediation" button on the menu, or call 480-732-7296 for more information.

Around the Ranch



Community Garage Sale March 29

The Parkwood Ranch HOA Spring Garage Sale will be held Saturday, March 29. The sale will be held with another HOA community, Signal Butte Ranch, and ads have already been secured in local newspapers advertising the event. So clean out your garage and make some money on March 29!

Annual Meeting April 17

The association's annual meeting will be held April 17 at Patterson Elementary School, at 7pm. Please note the change of date.

President's Message

Board of Directors Election Time

By Greg Wolfe

It's spring and there is a lot of activity in the neighborhood.

President John F. Kennedy once said that "you should ask not what the country can do for you, but what can you do for your country." I think the same reasoning applies to your homeowner association.

Nomination forms for the upcoming Board of Directors election have been sent out. If you would like to really make a difference in your neighborhood, consider running for one of the three open seats on the board. Members are elected to a

three-year term and are responsible for making decisions that directly affect each and every homeowner. You may also nominate a neighbor, but they must agree to run by signing the nomination form. Parkwood Ranch Master Association is a non-profit corporation with an annual budget of approximately one million dollars, and has millions of dollars of assets. It's an important job and we have been fortunate to have a history of very dedicated volunteers serving on the Board of Directors.

Even if you decide not to nominate yourself, please make sure you participate in the upcoming election. It is very important that every property owner returns their absentee ballot by mail or, better yet, vote in person at the annual meeting on **Thursday, April 17. Please note the change in date.** If quorum is not reached at the annual meeting, then we have to go to the expense of setting up another meeting. I hope that we have a great turnout, as it is an excellent opportunity for all members to learn more about their neighborhood.

Community Yard Sale

Ready for some spring cleaning? Mark your calendar for Saturday, March 29. Parkwood Ranch, along with Signal Butte Ranch, will be having community-wide yard sales. We have purchased print advertising to let people know that neighborhoods representing about 2,000 homes are opening up their garage doors and having a sale.

Even if you don't have anything to sell, walk around the neighborhood that Saturday and take the opportunity to meet your neighbors. It's a great chance to build community, and get some bargains too!

Parkwood Ranch is partnering

with a number of other homeowner associations and formed what is known as the Renaissance Community Coalition. What does that mean to you? It means lower prices for many services we need every day in the community. We are currently getting better prices on landscaping, tree trimming, wall painting, and pest control, just to name a few. But individual homeowners can benefit too.

A Renaissance Community Coalition card will be mailed to every property owner. You can use that card to get discounts for paint and painting supplies, pest control, and tree trimming. For example, you can get that tree in your front yard trimmed for \$60, a savings of almost 75% over picking some company from the phone book. We are working on a number of other discounts as well. Check out the web site at www.rcoalition.com.

This will be the last newsletter that mails before our annual meeting and Board elections in April. That means this is my last President's Message. My term as president, and on the board, ends in April. I think we have accomplished a great deal over the past year, but we have a ways to go. There are some very big challenges ahead, but the board members I have had the pleasure to work with are dedicated, caring, and intelligent. Most importantly, they care deeply about their neighborhood and work very hard at making it the very best one in Mesa. They deserve our support.

As always, I am open to any comments, criticisms, suggestions or questions. Please contact me at gwolfe3@cox.net or call 480-358-1734.

I hope to see you at the March 24 Board of Director's meeting. It is at 7:30pm at Patterson School.



Association Board News

The Parkwood Ranch Association Board is looking for new members for the Architectural Review Committee. ARC members must live within Parkwood Ranch and be current with their assessments. If you are interested, please contact Renaissance Community Partners at 480-813-6788.

All meetings, unless otherwise noted, are held in the Media Center at Patterson Elementary School, 615 S. Cheshire, Mesa.

March 24, 2008

Arch. Review Committee Mtg. - 6:30-7 p.m.
Board Meeting/General Session - 7:30 p.m.

April 17, 2008

Annual Meeting - Patterson, 7 p.m.

April 28, 2008

Arch. Review Committee Mtg. - 6:30-7 p.m.
Board Meeting/General Session - 7:30 p.m.

May 26, 2008

Arch. Review Committee Mtg. - 6:30-7 p.m.
Board Meeting/General Session - 7:30 p.m.

Parkwood Ranch improvements on hold due to late assessment payments

Accounts Receivables. That's an accounting term that refers to the amount of money that is owed a business. When you get a bill from a company, they have a notation on their books about the amount of money that is owed them. Well, Parkwood Ranch Master Association is no different. We are a large corporation that is entirely owned by you! Each property owner in Parkwood Ranch has an equal share of the business.

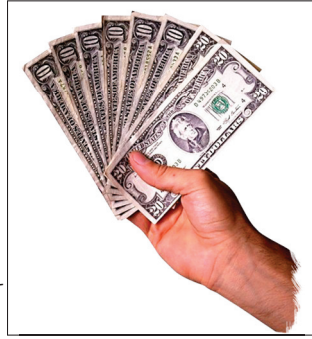
How does that relate to accounts receivables? Right now, our notation on the books is approximately \$150,000. This is the amount of money we have billed people for assessments, fines and fees that have not been paid. And it has a huge impact on the financial health of your business.

\$150,000 is enough money to pay

our landscapers for the next five months or our management company for more than a year. It's enough to replace hundreds of damaged trees and shrubs, or enhance existing playground equipment.

Many projects are now on hold because of the outstanding balances of many homeowners in Parkwood Ranch. We do not have the money for necessary improvements because you, the residents, have not paid your assessments, fines and fees that are due the Association.

Assessments are set to ensure that your corporation has the money needed to maintain a high level of service and amenities. This model of business



management assumes everyone will do their part. If you are unable to pay your assessments or fines, please contact our management company, Renaissance Community Partners, to work out a payment schedule. The

Association Board recognizes these are tough financial times for everyone, but unless we hear from you, we have no idea why you have not paid your assessments, fines or fees. Thank you to everyone who pays assessments on time and helps keep the business of maintaining our neighborhood running smoothly. The lower our accounts receivables, the lower our assessments and the higher quality of our neighborhood.

Get approval to paint your house in as little as 24 hours!!

In January, the Board of Directors approved approximately 50 exterior color combinations for use throughout Parkwood Ranch. Each combination includes colors for



the body, trim and pop-outs. By choosing one of these pre-approved combinations, ARC approval to paint your home can be given within one day of when the request is received.

Please be aware that *the color combinations must be used exactly as presented* and cannot be used in any other variations or mixed with other color combinations. If you wish to paint any shade other than these combinations, or use paint other than the approved brands, you must use the normal architectural request form and get approval from the ARC. Please sup-

ply a paint sample with each submittal in order to speed up the process.

These paint combinations are based on Dunn Edwards and Frazee paints. Dunn Edwards is

offering Parkwood Ranch homeowners a 38% discount off retail prices for all paints and supplies, while Frazee is offering a 30% discount. Just show them your Renaissance Community Coalition card that will be mailed to you soon.

Repainting the exterior of your home adds value and keeps the neighborhood looking fresh. The Parkwood Ranch Master Association is helping by expanding the color options, streamlining the approval process, and saving you money.

There are three ways to review the new paint color combinations. Visit our association web site at www.parkwoodhoa.com, stop by Renaissance Community Partners offices at 633 E. Ray Road in Gilbert, or drop by any Architecture Review Committee meeting at 6:30pm on the 4th Monday of the month at Patterson School. Happy painting!



TAKE A BITE OUT OF
CRIME

Crime Watch

Important Phone Numbers

Silent Witness 1-800-343-TIPS
Narcotics Hotline 644-5081
Graffiti Hotline 644-3083
Gang Hotline 644-4264
Fraud Alert Hotline 644-2345

Citrus Valley Playhouse hosts tribute to Arizona icons Wallace & Ladmo

Proceeds to benefit the Mesa Historical Museum

On April 12, 2008, the Citrus Valley Playhouse, a live comedy show that specializes in Arizona history, politics, and culture, will turn its spotlight on that great wonder of Arizona – no, not the Grand Canyon, that OTHER wonder of Arizona! It’s “An All Star Tribute to the Wallace and Ladmo Show” featuring Pat McMahon and Wallace himself in the Mesa Art Center’s Ikeda Theatre.

Citrus Valley Playhouse is perfectly suited to the task. Voted the Valley’s “Best Original Work – 2006” by Get Out Magazine, and recently reviewed as “a riot” and “a theatre company at the top of its game,” Citrus Valley is proud to celebrate the most innovative and longest running children’s show in our nation’s history. Come learn the story behind the Wallace and Ladmo Show, hear Wallace and Pat reminisce, and get your best chance ever to win a Ladmo Bag.

Bill Thompson (“Wallace) and Pat McMahon (who played many characters on the show) will perform in the tribute show, and will be joined by a variety of celebrity fans of the Wallace and Ladmo Show.

Proceeds from the show benefit the Mesa Historical Museum and tickets are on sale now. For more information, visit www.mesahistoricalmuseum.org or www.citrusvalley.org.

Information on sponsoring this show, for corporations or private individuals, is available at www.mesahistoricalmuseum.org.



Wallace and Ladmo, circa 1950

If you go . . .

- Who:** Mesa Historical Museum and Citrus Valley Playhouse
- What:** A tribute to the Wallace and Ladmo Show
- Where:** Mesa Art Center’s Ikeda Theatre
- When:** Sat., April 12, 2008 7:30pm
- Cost:** Tickets \$25-\$50
Available through the Mesa Arts Center, 480-644-6500 or www.mesaartscenter.com

Proceeds benefit the Mesa Historical Museum

Fight the Bite!
West Nile Virus Hotline
602-506-0700

Stagnant Water	Mosquitoes
Green Pool	Dead Bird

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Renaissance Community Partners

Kevin Bishop, Owner/Manager
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Important Phone Numbers

- Police & Fire 911
- Mesa Police Non-Emergency #
..... 644-2211
- Mesa Police Animal Control
..... 644-2211
- Mesa Fire Community Services #
..... 644-2200
- City of Mesa 644-2011

The Parkwood Ranch *RoundUp* is a community publication from the Parkwood Ranch Master Community Association. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788.

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