

# NEWSLETTER

## Happy Fall!

### Annual Meeting

We had our Annual HOA meeting on September 23, 2008 at Hancock Elementary School. Thank you to all the homeowner's who attended. It's always nice to see our residents helping out and getting involved in our community. The new Arden Park Board of Directors was elected. Our new 2008-2009 HOA Board members are:

Mark Fitch	President
Doreen Berman	Vice-President
Brian McCarson	Treasurer
Joanne Wastchak	Secretary
Jagan Kandi	Member at Large
Kevin Mullaney	Member at Large
Kevin Slattery	Member at Large

The board would like to extend a warm thank you to our outgoing board members, Thomas Bailey and Scott Kann for their contributions to our community. We are very excited about working together with our new board in 2009 to continue to make Arden Park a great place to live.

### 2009 Budget & HOA Dues

2008 has proven to be a very challenging year for our budget. We have seen increases in the cost for utilities, water, waterfall and lake chemicals, and rye seed for winter grass. In addition, many of our contractors have increased their rates due to higher gasoline prices.

The board of directors have spent the last year scrutinizing every operating expense and reserve line item to ensure that our community funds are being appropriated as efficiently as possible while maintaining the beauty of our great neighborhood.

Through sound fiscal management and aggressive vendor negotiations, the board is pleased to announce: **In 2009 there will be NO increase in dues for any homeowner in Arden Park and most communities will see a reduction in dues.**

### 2009 Board Meetings

The Arden Park Board of Directors will meet on the following dates at 6:00 p.m.

- January 27
- February 24
- April 28
- May 26
- July 28
- August 25
- September 22
- October 27
- November 24

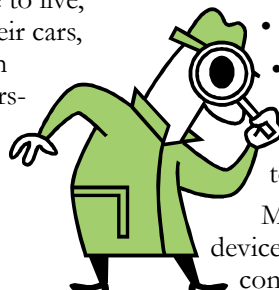
Please contact Lepin and Renehan Management at (480) 345-0046 for meeting location. Any changes to this meeting schedule will be posted prior to the scheduled meeting at each entrance and on the Arden Park website:

[www.ardenparkhoa.com](http://www.ardenparkhoa.com)

### CRIME WATCH

Arden Park has experienced some recent incidents of crime. While Arden Park remains a safe place to live, some residents have had items stolen from their cars, rims stolen off their car, and items taken from open garages. Statistically, as the economy worsens, crime increases. Here are a few tips to help you "Take a bite out of Crime!"

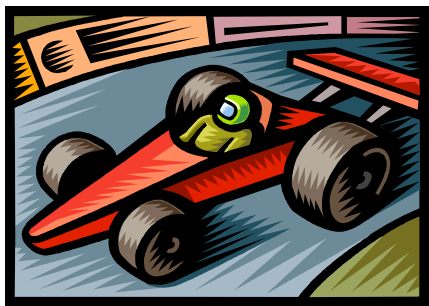
- Keep your garage closed if you are away from the front of the house.
- Keep your doors and windows locked.



- Always lock your car, even at home in your garage.
- Roll up your windows.
- Never leave valuables in your car.
- Use a visible anti-theft device like a steering wheel lock, etc.
- Use an alarm system with an electrical cutoff to disable the car.

Most crime is a crime of opportunity. No one device works all the time. That's why you need to consider layers of protection.

**SPEEDING**



**30 Seconds can change your life**

There have been several incidents of cars speeding inside our community, as well as attempting to pass cars trying to pull into their driveways on the left, resulting in accidents and endangering people.

Trying to get home 30 seconds faster can affect your life: You could hit someone's car, or hit someone's child. Think about how those 30 seconds will affect your life, or worse yet, someone else's life. Is the consequence really worth the 30 seconds? Please drive in a safe and courteous manner.

**OVERNIGHT PARKING**

Reminder to all residents that overnight parking on the street is strictly restricted per the CC&R's.

**PROJECTS**

Since the last newsletter the following projects have been completed:

- Drywell Cleaning
- New Gate Operators
- Tot Lot Resurfacing
- Ramada & Bench Cleaning

The following project is pending:

- Concrete Sidewalk Repair

**NEIGHBOR DISTURBANCES**

Having good neighbors is one of the aspects that adds to our quality of life here in Arden Park.

We all want to have good neighbors, and this starts by being a good neighbor yourself. One of the best ways to achieve this is common courtesy.

Issues regarding noise, dog waste, and overgrown trees have been brought to the Board's attention. While the Board is sympathetic to neighbor concerns, many of these issues need to be handled between neighbors.

**Noise**

Having a party in your backyard? Have fun, but be courteous to your neighbor. You might be surprised how easy going a neighbor can be if you give them a heads up in advance by letting them know you're having a party. Remember, common courtesy goes a long way.

**Dog Waste**

If you wouldn't like another neighbor's dog to make a "deposit" on your yard, then please don't leave one on theirs. Owners are required to pick up after their dog.

**Overgrown Trees**

Keep trees and foliage trimmed. Overgrown trees can be a liability if they break and fall into another neighbor's yard. If your trees are not properly maintained and trimmed, you will be liable for any damage occurring to your neighbor's property or the association's property from your overgrown or untrimmed foliage breaking or falling off.

**2009 Street Sweeping Schedule**

The Gated Communities are scheduled to be swept on the following dates, all of which are Monday's:

- January 12
- March 9
- May 11
- July 13
- September 14
- November 9

Please remove your vehicle from the street on the above dates to allow access for the street sweeper.

**The Board is Looking for Volunteers**

We are always looking for residents who are interested in making our community better. If you are interested in serving on the Landscape Committee or Architecture Committee, please contact us.

**What Do You Think?**

Please let us know what you think -- we'd like to hear from you!

If you have comments or suggestions, please drop by one of our Board Meetings, email us through our management company, at [ardenpark@lepinandrehan.com](mailto:ardenpark@lepinandrehan.com) or submit a comment on our website:

[www.ardenparkhoa.com](http://www.ardenparkhoa.com)