

Winter/Spring 2010

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Happy New Year

BOARD HIGHLIGHTS

HOA ANNUAL MEETING

The Arden Park Annual Meeting was held on September 22nd, 2009 and elections were held for open board positions. The new and current board of Directors are

President: Kevin Mullaney
 Vice President: Kevin Slattery
 Treasurer: Brian McC Carson
 Secretary: Joanne Wastchak
 Member at Large: Ming Chen
 Member at Large: Anita Renner
 Member at Large: Michele Weiss

The Annual Presidents Report given by former President Mark Fitch included

- Tot lot safety surface was repaired and sealed
- Sidewalk repairs completed in Renaissance and Carriage Glen
- Tree trimming completed for entire association
- Drywell cleaning completed
- New street signs ordered for Renaissance and Carriage Glen

Members input from the meeting included these topics to be discussed at future board meetings;

transfer and working capital fee collection at closing, owner responsibilities related to notification of rental property, yard maintenance issues, and the Association hosting social events.

THANK YOU THANK YOU

We all would like to say a very big thank you to our outgoing Board Members and Committee Members, they have left us with a healthy, well established structure with which to move forward. One of our greatest assets is the willingness of individuals to step forward and volunteer their time and talents towards maintaining a strong community.

TREASURERS REPORT

Last year was another very challenging year for our budget and 2010 isn't expected to be much easier. Overall Arden Park remains fiscally sound in spite of our challenging economic climate. The rise in foreclosure rates across the valley also impacted our community and we saw the number of foreclosures in our neighborhood double

over the previous year. However, even with the number of lots with unpaid or delinquent dues higher than normal, your board of directors kept spending under control and cut costs without sacrificing the maintenance and beauty of our neighborhood.

- Some of the ways we've saved: *renegotiating our maintenance and service contracts
- moving all board meetings to a free space
- reducing administrative costs by using our website to post non-critical community info. instead of expensive paper mailings.

The result of this work is that most of our residents will see NO increase in dues for 2010 and residents of Renaissance gated community will see a modest increase of less than 1%. If you'd like more info. about the Arden Park budget for all of our communities you can access the info. at our website www.ardenparkhoa.com/budget.htm

SAVE THE DATE

2010 Arden Park Board of Directors Meetings

- January 28th
- February 25th
- April 29th
- May 27th
- July 29th
- August 26th
- September-Annual Meeting*
- October 28th
- December 2nd

Meetings start at 6:00pm and are held at :

C3 Storage

2414 S. Gilbert Rd

Chandler, AZ 85286

*Annual Meeting is held at Hancock Elementary School

Please feel free to attend. The board always welcomes participation and feedback.

To have an item placed on the agenda, please contact Lepin and Renehan Management at 490-345-0046 at least 10 days prior to the meeting date. Any changes to this schedule will be posted on the Arden Park Website at

www.ardenparkhoa.com

Something's fishy...

This winter our lake temperature fell below 55 degrees and this caused many of the Tilapia fish in our lake to die. Our lake service is regularly collecting and disposing of the dead fish. Other fish species in the lake were not affected.



New Social Committee

The Board established a new social committee this year to begin working on various items including an Annual Picnic and Community Yard Sale. The committee also got right to work in December and put some winter greenery up! If you would like to participate on the committee or have a business that could donate to the picnic please contact Anitarenner@cox.net

Keep up the great yards..

Your home could be featured here.

Nice Yard Feature Photo is coming soon!



Together we can keep Arden Park safe and beautiful

Spring spruce up ideas

PAINTING AND STUCCO

Is it time to have your home repainted? Take a look around for faded paint and stucco or trim work cracking. Plan ahead this year to have repairs done. Many of the homes in Arden Park are beginning to show some aging and it is each homeowners responsibility to keep our neighborhood looking its best, by maintaining our homes in top condition.



If your home begins to show too much disrepair you may be asked to do repairs, so plan ahead!!

SPRING TIPS

- remove debris from gutters left over from winter.
- check screens to be sure they are secure and have no tears
- fill in any foundation cracks where insects could enter your home
- test outdoor light fixtures and replace bulbs
- repaint/stain front doors and trim as needed
- powerwash driveway with concrete cleaner
- Do not prune frost sensitive plants like bougainvillea until they begin to leaf out with new spring growth
- *control weeds while they are young, tender and their roots are manageable

Neighborly Reminders

TRAFFIC

Speeding continues to be of great concern in Arden Park.. Please remember to drive slowly, come to a complete stop at all stop signs as we have lots of children and residents running, skating and biking throughout our neighborhoods and we all want to keep Arden Park safe.

TREES

Regularly check all trees on your property and trim branches that hang too low or into neighbors yards.

LEND A HAND

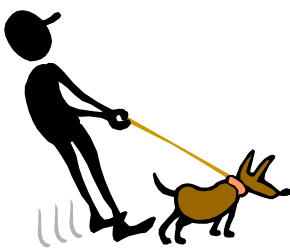
See a neighbor that may need assistance with yard work?... Offer to help out, neighborly kindness is always rewarding!!

SIDE WALL & SIDEWALKS

Did you know that if you have a sidewalk next to your property it is your responsibility to sweep and keep it free of debris from your landscape and plants. It also is the homeowners responsibility to remove any trees that have roots that cause damage or cracking to common or shared side walls.

The impersonal hand of government can never replace the helping hand of a neighbor.
—Hubert Humphrey

Pettiquette



Walking your pet is a simple and rewarding exercise. When walking, please pick up after your pooch, carry a supply of plastic bags with you. Always use a leash, enjoy the walk and be courteous and safe!

Crime Watch

HOME SAFETY TIPS:

- Lock all doors & windows
- Keep your garage door closed
- Light up your property-add motion detectors
- Put alarm signs where everyone can see them.
- Establish a block watch



Chandler Neighborhood Block Watch Coordinator

Contact 480-782-4967

Info from Chandler Police Dept website

CC&R Compliance Questions and Answers

Q: What am I responsible for in regards to my evergreen elm trees which are required and located between the sidewalk and road?

A: The trees in this area are required—one per home and belong to the homeowner. The homeowner is responsible for watering them, and replacing them if they die or fall over. It is also the homeowners responsibility to remove any stakes or support cables when it is time and

also to move the irrigation lines out to the drip line of the tree. The association takes care of the trimming and fertilizing. Note our tree lined streets are one of the signature looks that sets Arden Park apart from other neighborhoods and should help us maintain high property values in the future.

Q: Can I park my RV/ Trailer in the road by my home?

A: No RV or trailer may be parked, kept or stored on the street. They also are only allowed in driveways for the purpose of loading or unloading and may not be stored there for more than 24 hours.

Q: If I repaint my home in its original colors do I need to submit to design review for approval

A: No , only submit if you are making a change to your original colors.

DESIGN REVIEW NOTES

Thanks to all our neighbors for keeping Arden Park one of the best looking neighborhoods in Chandler! As a reminder, any changes to the exterior of your home or landscape must be approved **BEFORE** the projects are begun. These rules are in place to ensure that everyone's investment in Arden Park is maintained to our high standards. Submittal forms can be found on www.ardenparkhoa.com or call Lepin and Renehan at 480-345-0046.

The HOA recommends you maintain your original paint colors when repainting. The colors can be obtained from your original homebuilders customer care departments at

US Home/Lennar
www.ushome.com
Fulton Homes
www.fultonhomes.com

Ready to do some work on your pool?

Ready to do some work on your pool? Before you start pumping out the water, you need to make sure that you are meeting the City's pool draining requirements. In 2006, the City of Chandler updated its policy to make the pool draining process safer and more efficient. No permit is needed prior to drain your pool, however, the water is required to be maintained on private prop-

erty or in the sewer clean-out on private property. What does this means for our residents? If you live in one of the ungated communities, you need to keep your discharged water on your property or use the sewer clean-out located on your property. What is a sewer clean out? The sewer clean out is a three or four inch black pipe about level with the landscaping, typically located close to the home. More info

can be found at <http://www.chandleraz.gov/default.aspx?pageid=229>. The gated communities, are private property, therefore, the streets are not under city jurisdiction. Residents in these areas are able to drain directly into the gutter. However, the HOA CC&R's still apply. The water needs to be clean, free from debris and drained directly into the gutter so it does not flood the street.

Did you know Chandler has a curfew ordinance? It requires that minors under 16 years of age be home from 10PM to 5AM, and teens 16-17 be home from midnight to 5AM.

Green Tips



GO GREEN

Choose to receive your HOA Newsletter by email only.

Its easy, just send an email to: ardenpark@lepinandrehan.com

Tips on getting kids to wear helmets:

- Establish the helmet habit early
- Let them pick out the helmet
- Wear one yourself
- Encourage their friends to wear a helmet
- Tell them why you want to protect their heads

Arden Park Kids



*Why couldn't the flower ride his bike?
Because he lost his petals!*

Corner

Save the address!

We're on the web at

www.ardenparkhoa.com

Arden Park

Homeowners Association
Newsletter

Winter/Spring 2010

**Are You Having Trouble
Paying your HOA Dues?**

If you've become unemployed or have dire circumstances that have affected your ability to pay your HOA dues, you may be able to avoid late fees and other collection costs by making payment arrangements in advance of the HOA fee due date. Please contact the Management Company, Lepin and Renehan at 480-345-0046 to make payment arrangements. Late fees and collection costs can only be avoided if you make payment arrangements in advance of the due date.

*Here are 3 easy ways to make
your HOA payments*

Pay online at

www.lepinandrehan.com

Click on the online payment link and follow the directions. There is a fee for this service.

Write and mail a manual check using the invoice coupon mailed to you quarterly.

Direct Debit, call Lepin and Renehan, 480-354-0046 for the enrollment form.

*CALLING ALL
VOLUNTEERS...*

We need ideas and energy of willing neighbors. There are many committees looking for help including: Social Website Newsletter, Design Review, and Landscape. If you are interested in serving 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 or submit a comment on our website.

Logged on lately?

Visit our HOA Website at

www.ardenparkhoa.com

Get the latest Arden Park information including:
Arden Park HOA Documents, Forms, Budget, Arden Park HOA meeting info, Maps, Builder and Community links, Arden Park Real Estate active and sold listings
Arden Park HOA newsletters.