

Spring 2008

Dear Residents of Arden Park,

We are sending you this newsletter to keep you informed about some of the improvements we've been working on this year in our community.

At a time when home sales are slow and property values are declining, it is more important than ever that we keep our community looking its best to attract new buyers while keeping our HOA dues as low as possible for our residents.

The Board is working hard to keep our dues down and our property values up by scrutinizing our HOA community budget, negotiating hard with vendors to improve service while cutting costs, and seeking ways to cut spending where we can.

Here is a partial list of improvements we've made, all done with **no increase in HOA dues**:

- The spring planting has been completed. The board got an early start this year to give the plants extra time to acclimate and flourish before the summer heat. Our goal is to reduce the need for future plant replacement. We selected low-water use, evergreen plants that can survive both summer heat and winter frost and tolerate the reclaimed water we use to irrigate. Thus, we **save money on plants and water**, while maintaining the lush beauty of Arden Park.
- The Pedestrian Gates in both gated communities have been rebuilt and include a new entry and locking system. This will solve many previous problems reported by our residents and **save money on future repairs**.
- The gates and metal fences around the community were showing signs of rust and hinge grease stains and have been painted a new darker color. The new paint process and color used will last longer and hide the hinge grease stains. This will **save money** by allowing us to go longer between costly repainting in future years.
- The Metal View Fence along Alma School Road has been replaced with block. An analysis of our long-term budget revealed that this fence was projected to cost residents \$57,368 during its 20-year lifespan in metal repainting and eventual replacement costs. The board determined paying a high cost to maintain a view fence that looked at nothing more than traffic was fiscally unsound. The metal fence was replaced with block at a cost of \$18,947, which **saves residents \$38,421** over the coming years and **eliminates all future view fence maintenance expenses**. In addition, it enhances the beauty and privacy of the community and **increases property value**.
- Seven benches and one trash receptacle were added to the lawn area around the lake. While the lake provides the water for our irrigation and water features, this common area was underutilized and not serving the residents as well as it could. With the addition of seven benches, it now looks and feels more like a park. We're also seeing less trash around with the new trash receptacle along Hartford. This common area is the centerpiece of Arden Park, and is the single most expensive common area to maintain. We want to ensure our residents get their **money's worth** from it.

- We've changed the company that maintains our lake and water features. Bids were collected from numerous vendors and we chose a more reputable company that has improved the water quality and clarity of our waterfalls at a slightly **reduced cost**.
- All of the light bulbs in the water features have been cleaned, and the burnt out bulbs have been replaced. Many of the bulbs in the water features were dirty or burned out. We want to make sure **residents get what they pay for**. We pay for the water features - we should be able to see them illuminated at night. We pay for electricity - we shouldn't waste money powering dirty bulbs we can't see.

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, contact us through our management company, Lepin & Renehan at 480-345-0046, or submit a comment on our website: www.ardenparkhoa.com

Have a great summer!

Sincerely yours,
Arden Park Board of Directors

NEW MEETING LOCATION!

**Tumbleweed Recreation Center
745 E. Germann Rd.
Chandler, AZ 85284**

To save money, every other Board Meeting has been moved to Tumbleweed Recreation Center. It's located 2 miles East of Arden Park on Germann Rd. and the room rental fee is about half the cost of Hancock Elementary. For the convenience of our residents, our Annual Meeting and every other Board Meeting will still be held at Hancock Elementary.

Below is a schedule of the remaining 2008 Board Meetings and Locations:

Date	Location
July 22	Hancock Elementary
August 26	Tumbleweed Recreation Center
September 23 - Annual Meeting	Hancock Elementary
October 28	Tumbleweed Recreation Center
November 25	Hancock Elementary

Please note: Sometimes our meeting room gets canceled, please contact our property manager, Kitty Davies at Lepin and Renehan at (480) 345-0046 prior to the meeting date to verify location.