

NEWSLETTER

Spring is Here!

2009 Budget Update

2009 continues to be a challenging year for our budget. Overall, Arden Park is financially healthy but, unpaid dues from delinquent or foreclosed lots will affect our budget.

Arden Park currently has a low delinquency rate of 2%. However, this percentage may increase during this economic downturn. Typically, unpaid HOA dues get passed onto the rest of the homeowners as an increase in their dues.

The board is committed to NOT raise dues to compensate for unpaid dues and delinquencies. Therefore, the board has found creative ways to cut costs without sacrificing the maintenance and beauty of our neighborhood. Here are some of the ways we've saved:

- Running the water features 2 hours less per day
- Turning on the water feature lights 2 hours less per day
- Changing the cul-de-sac lighting to the "time of use" rate plan

- Only replacing plants in the highly visible areas
- Postponing projects or scheduled maintenance that won't affect the quality or integrity of the item being postponed
- Moving all board meetings to a free meeting space
- Reducing administrative costs

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.

GREEN CORNER

Just one compact fluorescent bulb in every U.S. home would save enough energy to light more than 2.5 million homes for a year and prevent as much greenhouse gas as taking 800,000 cars off the road.

Now there's a bright idea!



2009 Board Meetings

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

- May 26
- July 28
- August 25
- September 22* - Annual
- October 27
- November 24

If you desire to attend the Board of Directors meeting, or to have an item placed on the agenda, please contact Lepin and Renehan Management at (480) 345-0046 at least ten (10) days prior to the meeting. 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

We have a new meeting place:

The Conference Room at
C3 Modern Storage
2414 S. Gilbert Road
Chandler, AZ 85286

Thank you C3 for allowing us to hold our Board Meetings here for free.

*Annual meeting is held at Hancock Elementary School

DO YOUR BLOCK WALLS LOOK LIKE THIS ?



erosion resulting in damage to the block walls within Arden Park. Over time, excess water will literally dissolve block to sand like a sugar cube in water.

WHAT CAN BE DONE ?

There are corrective measures you can take to minimize water damage to your property and/or your neighbor's property.

The best way to minimize this erosion is to eliminate the primary source: excessive irrigation and standing water. The following remedies can help reduce excessive irrigation and standing water:

- Reduce your watering schedule
- Move plant emitters at least 12"-18" away from walls
- Create a "V" channel in the soil to enable water to drain away from the walls
- If you have installed a raised planting bed, make sure that it is a water sealed retention wall. Boundary walls (i.e. block walls between neighbors and association property) are not retention walls and cannot handle the pressure of dirt or the moisture of water over time.

HOW DID THIS HAPPEN ?

The builder graded every home in Arden Park according to stringent requirements. Grading is designed to direct the flow of water away from your home and your property walls, whether it be irrigation or storm/rain water.

Many homeowners in Arden Park have since hired contractors to landscape their homes. In doing so, raised planting beds have been added next to walls without using proper retention and waterproofing materials; grades have been changed; and water now collects next to property lines, walls, and house foundations. As a result, excess water in areas that were originally graded to drain away is causing rapid

It is important that each homeowner take action to correct any drainage issues that are causing, or could potentially cause, damage to the block walls of their property as well as their neighbor's property and/or the association's property.

WHAT IS YOUR RESPONSIBILITY ?

Any damage caused by an individual homeowner to their property, a neighbor's property, or association property, is the responsibility of that homeowner. Please examine your property for excess water damage and take corrective actions to remedy it.

CHILDREN AT PLAY - KIDS PLAYING IN THE STREET



A yellow caution sign - not speed bumps is the best way to alert drivers to be careful when children are at play. Even if a driver is going slow at 10 mph to 15 mph, if they don't know to look out for kids it can still be a hazard. Please protect your children; the streets are for cars, and drivers need to be alerted to watch for children at play.

FIGHT CRIME



Neighborhood Block Watch

Crime prevention is a responsibility that should be shared equally by law enforcement and private citizens. The fact is crime prevention by law enforcement alone is less effective compared to the impact of private citizens working with each other and with law enforcement. This is especially true for residential neighborhoods since the police are unable to cover every neighborhood at all times.

Block Watch programs are based on this concept of neighbors working cooperatively with law enforcement - and national statistics prove that it works!

If you are interested in starting a neighborhood Block Watch program:

- Contact your neighbors from corner to corner and both sides of the street to see if they are interested in participating in a Block Watch program
- Contact the City of Chandler Block Watch Coordinator at 480-782-4967 to schedule your Block Watch meeting.

For information on how to organize a Block Watch program, visit the Chandler Police Department website:

http://www.chandlerpd.com/fight_crime_blockwatch.htm

OVERNIGHT PARKING

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

RESIDENT ISSUES

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. If your dog is seen leaving a "doggie don't" on association property or private property and you do not pick it up, you will be assessed a fine.

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.

If you have large trees that need to be professionally trimmed, the Tree Doctors, Inc. will be trimming trees here at Arden Park during the month of May.

This is a great opportunity to get your own trees taken care of at a discounted rate.

For a free estimate to have work done while the Tree Doctors are working in our neighborhood, please call their office at 480-844-4037 by Monday, May 18th, or e-mail your request to:

treedocs@treedoctorsinc.com

Be sure and mention that you are a homeowner at Arden Park.

2009 Street Sweeping Schedule

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

- May 11
- July 13
- September 14
- October 12
- 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@lepinandrenehan.com or submit a comment on our website:

www.ardenparkhoa.com