

April 2003

Volume 1, Issue 1

Chaparral Estates East Newsletter

Springtime Reminders:

- Recent rains have meant more weeds. Please remove them as quickly as they pop up.
- Yards are not to be used as parking lots for cars, trailers, boats or equipment used in your business.
- CC&R's stipulate that no vehicles should be parked overnight on the street. The Board has adopted a 10pm to 6am timeframe in defining overnight.

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Upcoming Meetings:

April 15th (Tuesday)

May 21th (Wednesday)

June 17th (Tuesday)

**All at the Gilbert Library
7:00pm.**

**Come to a meeting or
contact AAM if you are
interested in joining a
committee.**

Easter Egg/Community Breakfast

On April 12th the Board is planning an Easter egg hunt and pancake breakfast at the main common area off of Vermont. Events start at 9am and will end at 11am. The primary purpose of this initial event will be to come out to meet your neighbors and get to know each other.

We are planning to have jumpers for the kids along with other activities for the various age groups including the hunt itself. The

Board asks that if you have kids that will be participating in the Easter egg hunt to drop off 12 plastic Easter Eggs filled with treats that will not melt at Nancy Stice's house at 3538 E. Lowell (first street north of Frye) – leave by the front door if nobody is home. Anyone interested in helping with the activities planned for the kids should also contact Nancy at 279-0685.

We plan to have pancakes and sausage available. Anyone wishing to help with

cooking, serving, lending use of a BBQ or garbage collection please contact Greg Hinsch at 279-2413.

We ask that you bring your own water or beverage and lawn chairs. Shade canopies are welcomed as well.

Please plan to come out and join us in meeting your neighbors and enjoy a wonderful morning of fun.

Board Activities/Highlights:

The Board was created in October via a turnover process that eventually led to the election of the current Board in December. Five homeowners stepped forward and volunteered their time to participate on the Board. With that in mind, the Board is looking to create and build a sense of community with the hopes of generating more volunteers for special events and the related committees. As with any new venture, it has been a slow road thus far in doing so. Nevertheless, the Board has been busy and the following is a list of items your Board is addressing:

- ❖ Establishment of the Community Affairs Committee that includes the publication of the

newsletter.

- ❖ Establishment of the Architectural Committee responsible for the review of homeowner plans and the constant monitoring of the design guidelines

The Board has gathered volunteers to participate on these committees and both committees can expect to see increased activity in the near future. Anyone wishing to become involved should contact Tom Deputy at AAM.

- ❖ Working to get the necessary street signs in place or spelled correctly. This includes dead end signs and stop signs.
- ❖ Initiated a study with the City of Gilbert for speed bumps along Vermont and Chaparral.
- ❖ Renewed the AAM

management contract for 1-year and working more closely with the Property Manager to ensure issues are being addressed properly and timely.

- ❖ Setting up an Association web site for your ease in reviewing CC&R's and Design and Landscape Guidelines, receive updates on community affairs and to make communication with the Board easier.

As courtesy to your neighbors please remember to pick-up after your dog while on walks and be sensitive to excessive barking.

What HB 2307 May Mean to the Association

Did you know that the city plans to close Rittenhouse Road in the near future? Current plans are to develop a walking trail along the railroad track.

This shouldn't be a surprise to anyone – A Walgreens is currently planned for the SE corner of Higley and Williams Field Road.

Please observe the speed limits on our streets. The main thoroughfare (Vermont/Chaparral) has seen many of us speeding through. The main common park area is located along this thoroughfare and is frequented by many of our kids

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We all heard the story about 77-year old Maria Brown being evicted by her homeowner association. Eddie Farnsworth from Gilbert has sponsored House Bill 2307 that will impact our Homeowner Association (HOA). HB 2307 has passed the House and is now in the Senate.

Assessments may include charges, late charges, and monetary penalties for rule or bylaw violations. Most homeowner associations have constitutions and bylaws (covenants, codes and restrictions – CC&R's), which dictate the community standards and outline enforcement procedures. Most HOA rules permit an association to place a lien on a unit for any

assessments imposed against a unit owner from the time the assessment becomes due. Associations can file the lien with a county recorder against a unit owner without a court judgment. In addition, an HOA with a court judgment may foreclose on a property for failure to pay assessments or monetary penalties.

All of the above applies to our association. So enough of HOA 101, what may change?

HB 2307 states that a homeowners association can place a lien on a unit of property only after a court has entered a judgment with a county recorder. The bill also prohibits an HOA from foreclosing the lien on a property until any interest in the property is conveyed.

There is a lot of speculation on what this bill will mean. In its purist sense it's meant to provide an objective party to agree with the circumstances surrounding the lien request. This is meant to combat those associations who misuse their responsibilities and wield unfair power over the homeowners.

There is great concern that the passage of this bill will result in substantial increase in costs to HOA's across the state.

Update as of 4/1 - The Senate yesterday did not get the necessary majority vote to pass this bill and it now looks unlikely that this effort will continue in this legislative session.

School/Park Lot Status – It's Going to be a Battle

The City of Gilbert shares our concern over the timing of additional schools to service our area. The Board received a letter from Superintendent Larry Likes of the Higley District School Board in September. In the letter he acknowledges that the plans are to build a K-8 school at our location.

However, several things surround the timing of this. Projections indicate that the current capacity for growth will be gone by the fall of

2004 in Higleys' existing schools. Logic would tell you that building should begin soon – somewhere.

Superintendent Likes states that there are two main variables impacting our site: 1) the build out of one square mile bordered by Williams Field Road, Pecos, Higley and Recker and 2) the financial ability of the state to fund new schools.

He goes on to mention that they are currently targeting a site north of Williams Field

Road, but that it is not set in stone. If so, this would mean that it might be some time before funding becomes available for our site.

Our Community Affairs Committee will be aggressively working to establish a relationship with the current Board to ensure our voice is heard.

Stay tuned...

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