

## **WEBSITE IS UP!**

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[ceehoa.org](http://ceehoa.org)

## **Your Board 2004**

### **Members:**

- David Wormell,  
President
- Danny Hopson,  
Vice President
- Kelly Medina,  
Treasurer
- Greg Hinsch,  
Secretary
- Jacques Semerdjian,  
Director
- David Lombardi,  
Director
- Brent Prescott,  
Director

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## **Upcoming Meetings:**

**March 16th (Tuesday)**

**April 20th (Tuesday)**

**May 18th (Tuesday)**

**All at the Higley  
Elementary School  
Library 7:00pm.**

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

## **Message from the President**

Greetings to all Chaparral Estates East HOA Members.

As the new Chaparral Estates East HOA President, I wanted to take a moment and give a brief update on what's happening in our community, and give you an idea of what I would like to see accomplished in 2004. First let me start by thanking Nancy Stice for all of her hard work as President of our HOA in 2003. We had a great first year and a lot of that was due to her commitment to this community and her hard work.

With the assistance of our management company AAM we were able to obtain a closer meeting location. The working relationship our HOA has with the management company has nicely increased with the efforts of Connie Sahadi from AAM. There have been many hours spent by your HOA board volunteers in the past year to help insure that our community has continued growth and development. As we continue to pull valued talent from our own community we will all benefit.

As our community matures and develops, as a board we have decided that emphasis should be placed within three goal-oriented committees. These three committees filled by our community members will be:

1. Area Beautification Committee
2. Neighborhood and Children Safety Committee
3. Community Activities Committee

We are currently seeking individuals that will help in these efforts. I feel that as these committees form and become active within our community, we all will benefit from their actions and most of all we will have fun doing it.

As HOA members there are just a few small items that can help reduce stress in your life and reduce added costs to the HOA (all of us).

1. Please keep your trash and recycling bins behind your gates after pickup.
2. Check your yards for weeds and spray when they start popping up.
3. Promptly pay your HOA dues when they are due to help keep them low.

By simply observing these three items you and your entire neighborhood will benefit. Please, if for any reason you need help concerning any HOA item, contact our management company or any board member through the web site ([www.ceehoa.org](http://www.ceehoa.org)). We are all your neighbors and are here to help make this a great community.

Take care and I hope to see you at the next HOA meeting.

David Wormell

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*Please remember that recent rains have brought on an increase of weeds.*

*Please take care of them before they get out of hand and become an eye-sore..*

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## Association Receives Award for Water Conservation

In January the Association was recognized for its water conservation. Chaparral Estates East did not oversee 60 percent of our turf area (114,998 square feet) saving approximately 920,000 of water from October to March. In total the Town of Gilbert estimated the amount of water the participating HOAs saved could supply water to over 2,000 families for 1 year.

**Chaparral Estates East**  
c/o Associated Asset Mgmt  
Attn: **Connie Sahadi,**  
Community Manager  
2400 E. Biltmore Circle,  
Suite 1300  
Phoenix, AZ 85016

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## Chaparral Estates East Newsletter Board Highlights

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The Board has been busy addressing several issues.

The Board is nearing a decision on a new landscape contract. The Board felt that there was too much effort on our part with the present landscaper to ensure the contract was being met to our expectations.

The Board spent a considerable amount of time reviewing and revising the statement of work. Four bids were received and the Board interviewed 2 prospective candidates. References and other properties serviced were evaluated.

It is our goal to obtain the value of the funds paid out

to ensure the nature beauty of the area. The Board is emphasizing better tree maintenance, better winter lawn in common area, and letting some plants and bushes grow naturally to allow more color to the area. The Board believes that the entire campus needs a more effective water management scheme that better aligns with the type of landscaping.

The Board also retained the services of AAM for another year. No changes were made to the scope of the contract. Connie has done a great job providing the level of service the contract calls out. Our expectations are being met.

These two contracts represent almost 50% of our annual

operating expenses. The Board believes we will see some cost reduction in the landscaping contact while improving the level of service. We also believe there is opportunity for further reduction in water usage with improved water management.

There are several other projects the Board is evaluating for this year. These range from installation of more Fido waste stations, installation of trash and bulletin boards near all mail boxes, lighting along the main common area walk way, possible lighting of the ramada area, and additional monuments at point of entry to the property.

## School/Park Lot Status

Currently, the school is designated to be completed in 2007.

As with any situation such as this, this date can change. The School Board is faced with accelerated growth and available funds continue to be an issue.

Our lot is now third on the

list to be completed. Much of the decision is based on the costs of transporting students to the various schools.

Under the current plans, Gateway would be completed first (Ray and Recker). Students from that area are currently attending Higley. They would move to the new school and students in our

surrounding area currently attending San Tan would move to Higley. Once our lot is built, our students would then move to this new school.

Stay tune as plans do change.

## Assessment Changes

The Board has made a change to the Assessment pay schedule. There has been not been an increase to the fee. Rather the Board decided to change from semiannual payments to quarterly payments.

This was in response to the high amount of delinquent accounts we have seen over

the last year.

The Board has had no choice but to be aggressive with delinquent accounts and once that process starts it can add to the fees quickly.

We hope that making the amount due less will enable it to fit our budgets better. We also hope that making

the payment more frequent will help keep it more visible and less likely to be forgotten.

The amount expanded on legal fees far surpass the costs of the additional invoicing and mailings. We hope this change will benefit all of us.