



CHAPARRAL ESTATES EAST HOA Newsletter

Volume 1, Issue 4
December 2004

2004 Annual Meeting Held

On October 19, 2004 the annual meeting for our HOA was held at the South West Regional Library. Fortunately this year we had enough members in attendance and proxy votes turned in so we didn't have to hold another meeting. Three new board members were elected. They are Samson Rollins, Cass Anderson and H.B. Bennett. Other items discussed was the HOA asset list, contracts the HOA has and future plans for 2005. The formation of new HOA committees were also discussed. Information on each of these committees can be found on our website.

The budget for 2005 was also discussed and at that time the board felt that it



was very unlikely that there will be a need for any HOA due increase despite of the past years legal fees. Legal fees are costs that the HOA

pays upfront and then is reimbursed when accounts are paid. The board also introduced the plan to have a separate contract for tree care management. This should begin in early 2005 where the landscape company will only take care of the lawns and common areas and the tree management company will specialize on all our trees. Overall our annual meeting was a great success.

Thank you to all the home owners that either attended or mailed your proxy votes.

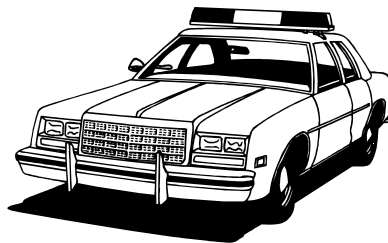
Special Meeting—Crime Prevention!

There will be a special meeting held on Thursday January 13, 2005 at the SW Regional Library. The meeting will begin at 7:00 pm and will be presented by the Gilbert Police Crime Prevention Team. Focus will be specifically on OUR community with crime statistics accumulated from June through December 2004.

Some of the items being addressed are:

- Area crime statistics
- Crime prevention
- Current Gilbert crime issues
- VIN etching programs
- Block watch
- Police resources
- Helpful safety tips
- Car theft deterrents
- Home security

There will also be a question and answer period for our home owners. This should be a Great opportunity for you to learn what's going on within our community and Gilbert concerning crime and safety.



9th Annual Congress of Neighborhoods Community Expo

January 15, 2005 at the McQueen Activity Center. Presenters Include: *The Leadership Centre* — Meet your Legislators. Panel presentation/discussion of HOA legislation education & involvement. Also in attendance will be *Gilbert's Police & Fire* and *Gilbert Public Schools*. Call 480-503-6767 for more information.

HOA Information

Management Company:
Associated Asset Management
7740 N. 16th St., Suite 300
Phoenix, AZ 85020
(602) 288-2672

Your 2005 Board Members:

- David Wormell
President
- Jacques Semerdjian
Vice President
- Kelly Medina
Treasure
- Greg Hinsch
Secretary
- Samson Rollins
Director
- Cass Anderson
Director
- H. B. Bennett
Director



Email the board for anything that you need help with or if you just have a question at Boardrequest@ceehoa.org

A board member will get back with you as soon as possible!



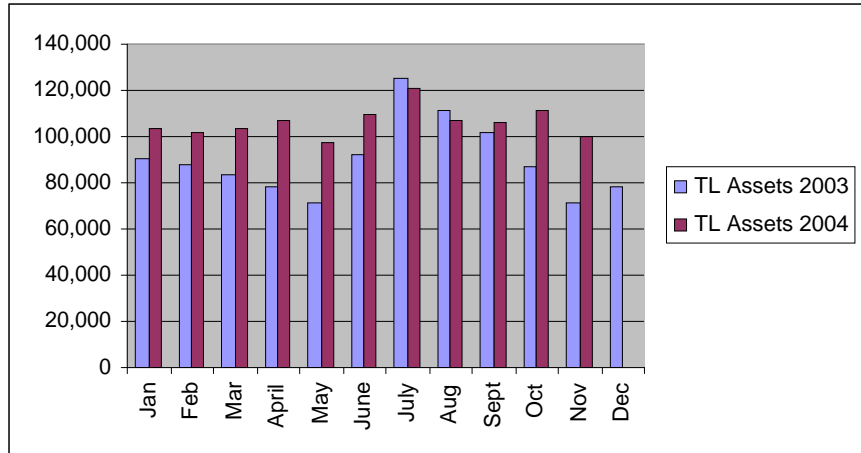
www.ceehoa.org



HOA Budget for 2005

“No increase in 2005” the board announces. After spending many hours working over the budget, projecting the special needs of our community and holding a special meeting concerning our finances the HOA board was able to come up with a budget that leaves room for community improvements and new budget items. This means that our HOA has one of the lowest dues in the area at just \$32 per month. The board has increased the budget for community events in hopes that we will see at least two community social events for the year 2005. We also will be adding a new budget line item for tree management and care. Efforts in 2005 will be to replace and nurture the trees and shrubs we have in the common areas. We also have several other community improvements planned that should help in maintaining and improving our common areas.

By changing the assessment period from six months to quarterly we were able to level out and increase assets from a monthly average of \$89,000 in 2003 to \$106,000 in 2004. The other benefit of doing this was to reduce the affects of a six month assessment of \$192 to just \$96 quarterly (due January, April, July and October).



Committee's -We Need Your Help!

Committees are currently being formed and HOA members contacted to help get them established. You can always go to the website to learn more however a few of the new committees are listed here.

Architectural Committee:

- Currently full

Newsletter Committee:

- Need help so that we can have newsletters go out every other month.

Social Committee:

- Need help to hold at least two events for 2005.

Landscape Committee (under consideration)

- Team leader established but need members to oversee common area improvements and contracts.

Community Safety (under consideration)

- Subdivision block watch and other very important issues to be involved with.

“only you can help increase the value of your home and our community. Share a little of your time”

Contact dwormell@ceehoa.org for additional information or involvement.

We really do need your help!



Decorate for the Holidays

Our area seems to have more lights than last year. That's great! It really helps to improve the area during the festive holidays. There has been some discussion recently about prizes being given out for the best decorated home. This may happen but no firm plan in place.



Have a great holiday and please keep in mind the privacy and enjoyment your neighbors also observe during this time. Neighborly consideration works BOTH ways. Also keep in mind the children that are out of school during the holidays while you are out driving through our community. Let's all enjoy this time of year. *Thank you!*