

WEBSITE IS UP!

See your web site at ceehoa.org

Summer Reminders:

- Recent rains have meant more weeds. Please remove them as quickly as they pop up.
- Protect your investment in your landscaping – make sure trees are adequately staked.
- Yards are not to be used as parking lots for cars, trailers, boats or equipment used in your business.

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Upcoming Meetings:

September 16th (Tuesday)

October 21st (Tuesday)
Annual Meeting

November 18th (Tuesday)

December 16th (Tuesday)

All at the Gilbert Library
7:00pm.

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

Gilbert Community Development Update

The Board invited representatives from the Community Affairs and City Planner Departments of the Town of Gilbert to its May Board meeting.

The primary purpose of this meeting was dedicated to becoming familiar with the services the Town of Gilbert offers, the assistance available to HOA's and an idea of some of the planned development that we can expect around our area. There were three significant development activities that we would like to update the community on.

The first involves the plan for the lot on Williams Field Road and Higley. The picture below shows the current plans for that lot. It is anticipated that Walgreens will anchor that lot with a 50-60k sq foot major retail area. That retail area is the equivalent in size to a Trader Joe's, for example.

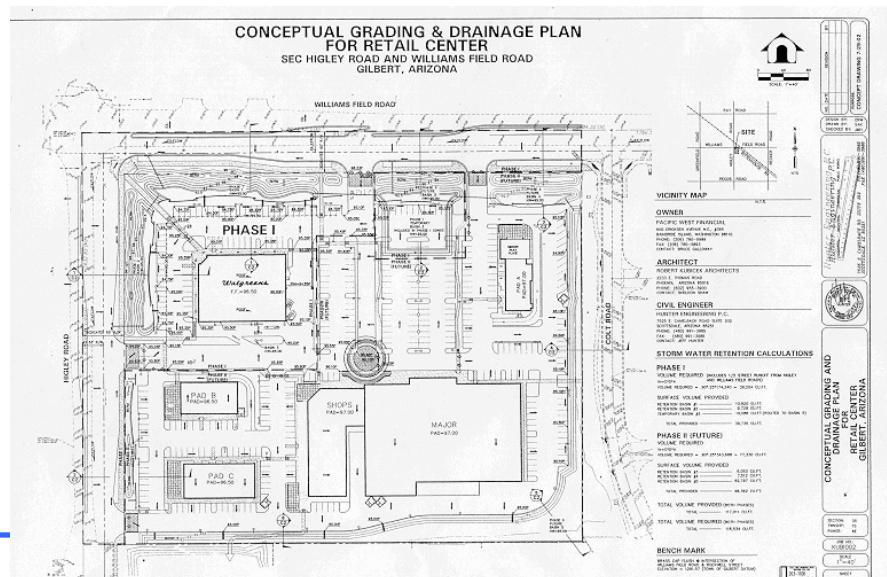
There are also three other "pads" planned that could be used as fast food type of businesses. Other than Walgreens, no other tenants have been identified. No project start date has been announced.

The next significant development is referred to as the Cooley Station. This project is part of the larger Gateway Project. The area under development is the Recker and Williams Field intersection. This area is a build out of approximately a 1 square mile area with the intersection of Recker and Williams Field as its center point. This area will be home to office space, retail shops, grocery store, a hotel conference center, multi-residential (condos or apartments), library, movie theatres and civic green areas. The concept is to create an area similar to downtown Tempe or Palo Alto

(for those of you familiar with that area). The look will be old town, artsy, with brick walkways and courtyards.

The third significant project will be the final build out of the residential homes in our 1 square mile area defined by Pecos, Williams Field, Higley and Recker. The significance of this area is discussed in our update on the School Lot on the back page. This build out will continue Frye Road east, snaking around to meet Recker. The northern build-out is border by Rittenhouse and the southern by existing homes and Higley High School. Frye, Pecos and Recker will be the primary access to this area as plans still have Rittenhouse closing and becoming a walking trail.

See the plans for these projects on our WebSite.



Board Highlights

Did you know that trees should be staked at least 2-feet from the trunk and hydrated in a radius away from the trunk to allow for proper rooting and expansion of the root system.

The Board has begun to focus its attention on the landscape contract. This is by far the HOA's biggest expense and we plan to take a close look at the scope of work and request bids to explore possible cost reductions while adequately maintaining the landscape.

Please observe the speed limits on our streets. The main thoroughfare (Vermont/Chaparral) has seen many of us speeding through it.

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The Board has been busy this summer. Here are a few updates of note:

We lost two Board members, one to pursue a MBA degree and another who moved. We added David Wormell and Kelly Medina to fill the departing members positions. This places the Board back to five members. In the upcoming annual meeting in October, the Board would like to expand to 7 members to ensure quorums can be regularly met and to expand our committee base.

The Board has a new Property Manager, Connie Sahadi, and we have been very impressed with her handling of our account and property. Many of the following updates are the results of her fine work.

School lot weeds were a big problem and were difficult to in address. The Board had contacted School Board and received assurances that the matter would be taken care of. As a follow-up Board Member David Wormell attended a School Board meeting to address

The updates from the Higley District School Board are not encouraging.

Superintendent Larry Likes continues to claim the situation is "complicated" while citing the need to the build out of our 1-sq mile area defined by Higley, Recker, Willaims Field and Pecos. As mentioned in the Gilbert Development update

on our behalf as a follow-up. Upon further delays without the problem being corrected, the Board approached the Town of Gilbert Community Affairs for help. They informed the Board that the School District was violating town ordinances and provided the School Board a letter to that fact. The lot was quickly taken care of.

Connie has been busy taking care of ordering street signs at Parkview and Seton and the misspelled signs at Chaparral and Frye. The monument lights at Higley and Vermont are still being evaluated and the Board is looking to upgrade the lights. The park benches have been welded back into place.

The Board approved the installing of a Fido House at the east end of the main common area. This waste station allows pet owners to dispose of their pets waste while out on walks. This one station is a test to evaluate its use and effectiveness. The Board may add stations if the results are favorable.

David took the initiative to create our website. It is now

available to the population and the Board would encourage comments and suggestions.

Summer monsoons have exposed a problem that the Board needed to address. As many of you know, we were losing trees to the wind and re-staking them. The Board wanted to avoid the expense of re-staking downed trees and losing trees altogether. We learned that many of the trees had not been properly staked and hydrated. We also learned that many of our trees are those considered to be high maintenance. Accordingly the Board approved a plan to thin many of the trees so that the winds would not be such a stress on them. We also approved a plan to have the trees properly staked and hydrated on an as needed basis. Results have been great. The Board expects to achieve its cost benefit in approving this effort with the cost avoidance we would have realized in fixing future wind damage.

School/Park Lot Status

there is only one more area that needs to be started to complete our build out – the area that will extend Frye Road east. The area bordering the north side of Rittenhouse (Rittenhouse, Williams Field Road and Recker) will be part of the Cooley Station Gateway Project.

Unfortunately, our lot is in competition with the Gateway

School planned to be built as part of the Cooley Station project (SE corner of Recker and Ray). Those familiar with that area will note that our area is much further along in its build-out criteria than that area. The Board is evaluating its options and what approach it will take with the School Board on this matter.