

**Fall into  
Winter 2013**

# Sunridge Patio Homes



## Special Interest Articles:

- CC&R's
- Recent Accomplishments
- Monthly Assessments
- Parking
- Tree Trimming
- Fun Facts about Arizona

BOARD MEETINGS ARE HELD  
MONTHLY AT METRO  
PROPERTY SERVICES OFFICE  
THE LAST THURSDAY OF  
EVERY MONTH. CHANGES WILL  
BE POSTED IN THE BULLETIN  
BOARD. PLEASE CONTACT  
YOUR COMMUNITY MANAGER  
IF YOU WOULD LIKE TO ADD  
ANYTHING TO THE AGENDA.

**Sunridge**  
c/o Metro Property Services  
150 E. Alamo Dr.  
Chandler, AZ 85225

PHONE:  
KAILE BRODERSEN  
(480) 967-7182 x 105  
Kaile@metropropertyservicesaz.com  
FAX:  
(480) 921-9031

## Important Numbers for the City of Mesa

Fire none emergency:  
(480-644-2400)  
Police non emergency:  
(480-644-2211)  
Animal Control:  
(480-644-2268)  
Parks & Rec:  
(480-644-2262)  
All emergencies:

**911**

## Hello, Neighbor!

The Sunridge Patio Homes would like to welcome any new homeowners or renters to the community. Inspections are done weekly by the Community Manager to insure the CC&R's are being followed throughout the community. If you do not have a copy of the Sunridge CC&R's or Rules and Regulations, please contact Kaile Brodersen your community manager. She can send you a copy electronically, as well as make hard copies. All hard copies will cost 15 cents a copy. We ask that all homeowners provide a copy of the CC&R's to all tenants to insure they follow the rules. Thank you for your cooperation.



## Recent Accomplishments!

**Update on retention basin renovation: Please see attached map for proposed plan**  
At the recent Board of Directors meetings, Martin UMBERGER, the landscape Architect hired to prepare the plans for the community's retention area as well as green belt behind pool presented a rough draft plan. Martin presented ideas for walk ways throughout the new retention basin that will have natural desert plants surrounding them. Martin presented a rough drawing of where the desert plants and trees will be placed, as well as potential fences and walk through gates that will be key permitted to insure that homeowners/tenants and their guests will be the only ones using the newly renovated areas. New sidewalks will be installed to allow easier access to the green belt next to the pool without having to go through the pool area. The Board of Directors is looking into potentially installing a sitting area and shade sails in the green belt behind the pool which will have grass installed. If you have any ideas you would like added to the agenda to be discussed about this project please call your community manager.

## Landscaping/Rock Installation:

Recently Sunridge installed rock in areas that were very bare. This included areas along driveways, in between driveways, and along walkways. Rock was also installed in the bare areas throughout the common areas in the community by the mail boxes, as well as in the areas at the end of the streets.

The landscape committee is in the process of reviewing the lawns in the community that have a lot of dead spots in need of more water and/or seed. They will be preparing a list of homes in need of these services for the board to review. If you have any concerns in regards to your lawn please contact your community manager so she can relay it to the landscape committee.

# Monthly Assessments



- Association dues are very important to Sunridge, as that is the sole source of income for this Association. If homeowner's do not pay, the Association cannot pay the necessary bills such as water, electricity for the common area, sewer, trash pickup, pool maintenance, insurance, etc.
- It is imperative that if you are behind in your payments that you contact Kaile your community Manager to set up a payment plan. There are several ways to pay your dues. Checks can be sent to the P.O. Box listed below, made payable to Sunridge; sure pay (automatic withdrawal) is also available. In addition you can also pay dues online at [www.metropropertyservicesaz.com](http://www.metropropertyservicesaz.com).

• **P.O. Box 6575**  
**Phoenix, AZ 85082**

Delinquent owners will be and are currently being pursued by legal counsel so that the Association can re-coup the past due amounts.

• The current attorney Sunridge has hired, has helped tremendously with collecting past due accounts from current owners as well as past owners. We encourage and ask all owners to stay current on their dues. This helps us with upgrades and improvements for the community.

• The Associations largest expense is utilities. Please make sure there are no leaks in your home, as well as no over watering of plants, grass etc. In your yard.

• The Board is working to install precision sprinkler nozzles in the front yards to reduce water waste and run off.

## Year to date Expense Report

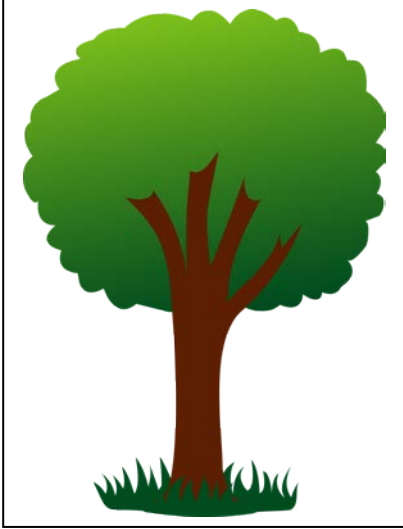
Year to date category	Expense
Landscape Grounds	\$25,700.00
Utilities	\$62,359.35
Administration	\$19,089.10
Reserve Allocation	\$17,360.00
Pool	\$3,112.94
Maintenance	\$2,634.02

Above is the year to date expense report for the Sunridge Patio Homes. The Board of Directors works hand in hand with all of the Associations vendors to insure the proper work is being performed as well as costs are staying within the monthly and yearly budget. Future projects for Sunridge have been discussed. Such as installation of Natural Desert Landscaping in the retention areas, installation of fescue grass to help with the appearance of the front yards, Installation of precision sprinkler heads, sail shades installed at the pool, re-surfacing of the pool, asphalt sealing as well as the normal yearly and monthly expenses.



## Tree Trimming

It has been brought to the Board's as well as the Management Company's attention that there are a lot of overgrown trees in back yards. We would like to take the time to ask that any trees that are hanging over roofs, adjoining walls, or hanging over into neighboring yards be trimmed. With the windy storms, as well as normal



weight from trees not being trimmed this may cause branches from these overgrown trees to break and damage walls, roofs, etc. Please keep your neighbor(s) in mind if you have a large tree in your back yard, insure the proper maintenance is done to prevent any damage. If you would like a list of reliable tree trimming companies please contact Kaile your community manager.

### Landscaping

If you have any landscape questions or concerns please call

Kaile the community manager she stays in direct contact with landscapers to take care of any problems or concerns in regards to the landscaping in the community. Please inform her of any broken sprinkler heads or drip line leaks, as well as any other landscape concerns.

### Please pick up after your pets!

You may have noticed while walking in the Sunridge Community immeasurable amount of fecal matter left behind in the grass, gravel, pavement, etc., from owners/tenants failing to pick up after their pets, this includes back yards. This has created unsanitary conditions, smells and parasites around the drop site. As owners/tenants and as a community, you're able to report this behavior to the Management Company and notices and fines can formally be levied against the un-lawful abiding owner/resident. Cleaning up after your pets is a city ordinance and you may be fined for not doing so. Please help keep our community free from unwanted fecal matter and odors. We appreciate your efforts in keeping Sunridge a beautiful community.

### Painting Issues

The Association is preparing to have the paint in the community touched up. If there are any areas of concerns you may have including the areas in your back yard, please contact the community manager to be added to the list.

## *Fun Facts about Arizona* *Did you know..*



1. Arizona leads the nation in copper production.
2. The Palo verde is the official state tree. Its name means green stick and it blooms a brilliant yellow.
3. The original London Bridge was shipped stone-by-stone and reconstructed in Lake Havasu City
4. Petrified wood is the official state fossil. Most petrified wood comes from the Petrified Forest in northeastern Arizona.
5. Arizona has 26 peaks that are more than 10,000 feet in elevation.
6. Yuma, Arizona is the country's highest producer of winter vegetables, especially lettuce.
7. Oraibi, a Hopi village located in Navajo County, Arizona, dates back to before A.D. 1200 and is reputed to be the oldest continuously inhabited community in America.
8. Arizona has the largest contiguous stand of ponderosa pines in the world stretching from near Flagstaff along the Mogollon Rim to the White Mountains region



## Parking

As most of the current homeowners/tenants know, parking in the Sunridge community is scarce. Please only park in the designated parallel parking. Community parking is on a first come first serve basis, **only one space per lot is permissible**. We ask that all residents try their best to park in their designated garages or driveways. If your driveway is less than 18 feet in length or if the vehicle extends past the ribbon curb, parking is not permissible. Diagonal parking is also not permissible. Not at any time is there to be parking along the red curbed areas. This is a designated fire lane and your vehicle will be towed. We ask that everyone work together in regards to this matter to allow as much open parking as possible. There is additional over flow parking available on Westwood. We appreciate your attention to this matter.

**Homeowners please make sure you and/or your tenants are aware of the parking rules. Fines may be assessed to your account for noncompliance of the rules.**

### Sunridge Patio Homes Website

The Board of Directors is working to update the website for the community. If there is anything you would like to see on the website please contact Kaile your community manager, so she can inform the members in charge of the website. This site will include the CC&R's, Rules and Regulations, newsletters, minutes, contact information, Meeting times, ACC request forms and more

Located below is the address for the Sunridge Patio Homes. It is under renovation right now, please give us time to update it.

[Sunridgepatiohomes.com](http://Sunridgepatiohomes.com)



At the September Board of Directors meeting the new Officer positions were voted on.

President: Mike Varns  
Vice President: Sean Roe  
Treasurer: Erich Cameron  
Secretary: Brooke Rodgers  
Member at Large: Kim Strandelius



Happy Fall!

