



Newsletter

Sunridge Patio Homes

Special Interest Articles:

- CC&R's
- Annual meeting
- Monthly Assessments
- Recent Accomplishments
- Fun Facts about Arizona
- Parking
- Scorpions

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
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Chandler, AZ 85225

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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.



Annual Meeting

The Sunridge Patio Homes Annual meeting will be held Saturday April 26th, at 10:00 A.M. Please send in ballot that is attached so we can reach quorum and hold a meeting. If there are any items you would like to discuss or have added to the agenda please contact your community manager.

Please join us at the newly renovated pool to discuss the accomplishments of 2013, as well as the future projects of the community. We ask that each owner bring a chair as there is limited seating at the pool.

Kaile can be reached at 480-967-7182 ext 105.

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.

• **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.

Year to date Expense Report

| Year to date category | Expense | Budget | Variance |
|-----------------------|-------------|-------------|--------------|
| Landscape Grounds | \$4,400.00 | \$5,550.00 | + \$1,150.00 |
| Utilities | \$14,655.37 | \$16,182.34 | + \$1,526.97 |
| Administration | \$5,661.44 | \$4,052.82 | - \$1,608.62 |
| Reserve Allocation | \$7,114.00 | \$7,113.70 | -\$0.30 |
| Pool | \$432.20 | \$850.00 | + \$417.80 |
| Maintenance | \$0.00 | \$1,666.66 | + \$1,666.66 |

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, asphalt sealing as well as the normal yearly and monthly expenses.

Recent Accomplishments!

Update on retention basin renovation:

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 the rough draft of construction documents. Martin will present the final construction documents within the next two board meetings.

Pool Renovation

The Board of Directors has hired The Pool Magician to remodel the community's pool. Improvements were started to the pool as the County had new code requirements. Included in the remodel is the installation of a shade sail from Phoenix Tent and awning. Below are some of the items being done in the remodel:

- New kool deck installed over entire pool area
- New kool deck color laid
- Old plaster pool being removed
- New pebble tech pool sheen being installed
- New tile installed in pool as well as along pool water line and in deck
- Shower and foot wash being installed
- Large shade sail for sitting area
- New LED lights installed in pool and on shade sail poles
- Composite wood slates installed around pool equipment fence
- Potential new pool furniture

Sprinkler Update

The sprinkler system has recently been updated. New nozzles were installed, sprinkler heads were moved to more appropriate areas for better water coverage, and new sprinkler heads were installed in areas that were not receiving water.

Fescue and Bermuda grass

The Board of Directors has voted to install fescue grass in the front yards that are heavily shaded. Fescue is a type of grass that will grow in shaded areas that Bermuda grass struggles to grow in. The front yards that do receive adequate sunlight will be aerated, fertilized and seeded for Bermuda grass.



Fun Facts about Arizona *Did you know..*



1. The amount of copper on the roof of the Capitol building is equivalent to 4,800,000 pennies.
2. The largest freshwater striped bass caught in Arizona was at Bullhead City. It weighed 59 lbs. 12 oz.
3. The state amphibian is the Arizona tree frog
4. The country of Italy is the same size as Arizona. The Arizona interesting fact here is that Italy has nearly 60 million people while Arizona only has about 5 million.
5. The Arizona State motto is *Ditat Deus* (God enriches)
6. Gold, silver and other ores have been mined in Arizona for more than a century, but the state's real claim to fame is copper. In 2007, more than 60 percent of all copper mined in the United States came from Arizona.
7. Arizona has more parks and national monuments than any other state, more mountains than Switzerland, and more golf courses than Scotland

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. 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.

Scorpions



We have recently been receiving numerous complaints about scorpions in the neighborhood. With the warm weather fast approaching as well as local construction, these pests will start to wander. Below are a few tips to help reduce this problem in the Sunridge Community.

1. Fix holes and cracks to make entering the home less inviting. Caulk around all holes and other entrance possibilities where you're pipes and other plumbing enters rooms in your home. Seal all the areas around pipes, drains, fittings, walls, vents, etc., where a scorpion might gain access to the house. This includes ceiling fixtures because scorpions can climb
2. Regular pest control. Spray your house regularly for pests. This will eliminate their food. Scorpions cannot be killed by spray, ask your exterminator about dusting for scorpions.
3. Remove all un wanted debris around your yard. Having debris such as wood, trash, landscape trimmings, large bulky items, etc will allow hiding spots for the scorpions.

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.