



Sunridge Patio Homes

Special Interest Articles:

- Welcome to the community
- Open Board position
- Assessments
- Landscape renovation
- Community reminders
- Website update
- Palm Trees

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. #3
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 new homeowners or renters to the community. If you have any questions or requests please contact your Community Manager Kaile Brodersen.

Attention all owners!



There is an open board of director's position for the Sunridge Patio Homes. The current members of the board are looking for owners who would like to be involved in the community's events, projects, and discussions. This is a great way to become involved in your community. Owners interested in being on the board must be current on all Associations dues.

Per the bylaws of the Sunridge Patio Homes the remaining members of the board may appoint a homeowner to the open spot. The board of directors has attached a candidate form. If you are interested in becoming a board member please fill out the candidate form and return it via mail or email to your property manager. Please return all forms by September 23rd, 2014. The candidate forms will be reviewed and the board will then choose a member to be appointed to the open position.

If you have any questions about being a board member please contact your community manager, she would be happy to answer any questions you may have.

Monthly Assessments



Association dues are very important to Sunridge as it is the sole source of income for the Association. If homeowners 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 to contact Kaile, your community manager, to set up a payment plan. There are several ways to pay your dues. Checks payable to Sunridge can be sent to the PO Box listed below. Sure Pay (automatic withdrawal) is also available. In addition you can pay dues online at www.metropropertyservicesaz.com.

**PO Box 6575
Phoenix, AZ 85082**

- 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.

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



Landscape renovation

The Board of Directors has currently reached out to three different companies for estimates for the first phase of the landscape renovation. This first phase will include all of the demo for both phases, installation of grass and granite east of the pool, new retention wall and much more.

The estimates are scheduled to be reviewed at the September 25th, 2014 board meeting. All homeowners are welcome to attend the meeting with any questions in regards to this project. The Association has set aside a budgeted fund for the first phase of the landscape renovation. The Board is also looking into applying for grants through the City of Mesa.

If you are interested in donating any trees, benches, etc. to this community project please contact your community manager. Thank you in advance for any donations.

Landscaping

If you have any landscape questions or concerns please call Kaile your 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. It creates 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. Notices and/or 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.

Reminders

- Please remember to actively spray for pests inside and around your unit.
- If you need bulk trash items picked up please contact your community manager so she can schedule the pick-up with the City of Mesa.
- If you still need your pool code, please contact Kaile to obtain the agreement form and your new pool code to enter the pool

Check out the Sunridge Patio Homes Website!

sunridgepatiohomes.com

- All approved minutes and treasurer's reports are posted shortly after monthly meetings.
- All documents for Sunridge Patio homes can be obtained via the website.
- Leave feedback in regards to the community and have all comments answered within a timely manner or referred to management.
- Get updates on community projects.



Sunridge Patio homes Homeowner Association

c/o Metro Property Services, Inc.
150 E. Alamo, #3, Chandler, AZ 85225
(480) 967-7182 x105 fax (480) 921-9031

The Association needs to fill an open board position. The meeting to appoint a new member by the Board of Directors is scheduled for September 25th, 2014 at 6:00 P.M. at Metro Property Services. If you would like to be considered for the vacancy on the Board, please fill out this application and mail or fax it back to the above listed address or fax number. Applications must be received no later than September 23rd, 2014. **PLEASE PRINT YOUR RESPONSES CLEARLY AND LEGIBLY.**

NAME: _____ LOT #: _____

I believe as a Board Member, I can make a contribution to the business aspects of the Association and represent all the members of the Association. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the legal documents of the Association and I myself must fully understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not on the interest of any individual owner or group of owners and I believe I can make a contribution to this decision making process.

(1) Community Association Experience: _____

(2) Board of Directors Experience: _____

(3) Business or Job Related Activity/Experience: _____

(4) Additionally, I believe I can serve the community extremely well because: _____

Signature

Date

Please Return this Application to:
Sunridge Patio Homes Homeowner Association
C/o Metro Property Services
150 E Alamo #3
Chandler, AZ 85225