

Winter into Spring  
2015

# Sunridge Patio Homes



JOAN ROBINSON & KAILE KELLOGG, EDITORS

Sunridge Board meetings are held at Metro Property Services office the last Thursday of every month. Changes will be posted in the bulletin boxes. Contact the community manager to have items added to the agenda.

## Sunridge

### Board of Directors

Sean Roe, President  
Joan Robinson, Treasurer  
Brooke Foust, Secretary  
Erich Cameron  
Adam Jones

## Sunridge

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

### PHONE:

KAILE KELLOGG

(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)

Emergencies:

**911**

### Enclosures

Architectural Request Form  
Board of Director Application  
Pool Rules

## Hello, Neighbor!

Welcome new homeowners and renters to the Sunridge Patio Homes community. Questions or requests? Contact Community Manager Kaile Kellogg.

## Community News



### • CC&Rs

Our lawyer has completed a draft to update the **Covenants, Conditions and Restrictions** which were adopted in 1979. The document is now under review by a committee of 4 homeowners (2 board members.) The committee's goal is to have the new CC&Rs finalized and ready for vote by the annual meeting.



### • Community Garage Sale March 21st

Get your discards ready to sell at Sunridge's first community yard sale. Banners will be posted at the entrance of the community. Homeowners can add additional signage on major streets to direct traffic toward Sunridge. Notice will be posted on Craigslist.



### • Board of Directors - Three Vacancies - 2-Year Terms

If you are interested in serving as a HOA board of director, please fill out the application included with the newsletter and mail/email/fax to Kaile Kellogg by March 24, 2015. The Board meets the last Thursday of the month at the Metro Property Service's office. Meetings last an hour/hour and a half. Directors must be homeowners and current on their assessments. Elections will be held at the annual meeting.



### • Annual Meeting April 25, 2015 10:00 AM Poolside

The annual meeting will include the election of three officers, updates on community projects, discussion on future projects as well as a question and answer period for owners to the board and management company. All homeowners are welcome to attend. Please return your ballot to ensure a quorum is met so that the annual meeting can be held.



### WATER!

Water accounts for 19% of our annual budget, our highest line item cost and one that should concern all of us. Our community is aging and we face big costs such as road replacement and painting. The money to pay these costs will come from us and our current budget won't cover them.

Let's make a conscious effort to be aware of our water consumption. Lowering our water costs can have a positive impact on our project reserves; thus, it can help toward reducing the need for an assessment increase and/or a special assessment.

Check your home for leaks and repair them.

Conserve usage when watering plants, grass, etc. in your yard.

## Monthly Assessments

- **Association dues are the sole source of income for Sunridge Patio Homes.** Homeowners who do not pay their dues continue to have running water, flushing toilets, trash removal, lighted streets, etc. because, regardless, the Association continues to pay the water bill, the electric bill for the common area, the sewer bill, the trash pickup bill, the pool maintenance, the community's insurance bill, etc.
- Please pay your dues on a timely basis. Dues were last raised in 2009 and the Board of Directors is striving to maintain the current assessment. It's not only a matter of budget. We need to fund upgrades and improvements for the community.
- If you are behind in your payments, contact Kaile, our community manager, to set up a payment plan.
- There are several ways to pay your dues. Checks can be sent to the PO Box listed below, made payable to Sunridge. Sure pay (automatic withdrawal) is available. Pay online at [www.metropropertyservicesaz.com](http://www.metropropertyservicesaz.com)

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

Delinquent owners are actively pursued by legal counsel, enabling the Association to re-coup past due amounts.

### Our Parking

Sunridge has limited parking. Please respect our rules and landlords, inform new tenants.

- Community parking is on a first come first serve basis.
- Our units have 2-car garages. Residents, exercise courtesy and park in your 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.
- Park in the designated parallel parking. Diagonal parking is not permissible.
- No parking at any time along the red curbed areas. This is a designated fire lane and your vehicle will be towed.
- Overflow parking is on Westwood.

### Our Pets

Please help keep Sunridge a safe, pleasant community.

- Pick up your pets' waste
- Quiet your pets. Continuous noise in excess of 15 minutes violates the City of Mesa Disturbance Ordinance.
- Dogs at large are in violation of the City Of Mesa Animal Control Ordinance With Leash Law (4845).
- No pets are to be chained or tied outside.
- An unreasonable number of pets are not permitted to be harbored, hoarded or kept on any Lot.
- Pets are NEVER allowed in the swimming pool area.

## Mesa Police Crime Prevention Tip

There has been an increase in incidents of entry being made into garages during which the criminal trips the safety release mechanism (the cord hanging from the garage mechanism) from the outside with nothing more than inserting a coat hanger or some other tool between the top of the door and the frame. By disengaging the safety release on your door, a thief can simply lift the door and gain access to your home.



It's recommended to use a zip-tie (or two), to lock the disengaging arm on the automatic garage door opener. While this will prevent the bypass technique employed by thieves, the safety pull handle can still be yanked hard to break the zip ties in an

emergency.

### Cutting the Zip Tie in Case of Emergency

1. Remove the plastic grip from the safety cord (and any knots) so that the safety cord hangs freely but is still attached to the emergency release
2. Install a large spring clamp (image) so that the clamp brackets the metal tab that the security cord is attached to, so that:



- a. There is still enough room inside the jaws of the clamp for the metal tab to pull down via the cord and release the door
- b. The tab does not stick out farther than the jaws of the clamp.

What the clamp does is easily attach to the unit but prevent anyone from managing to snag the tail of the metal tab with a reaching instrument by blocking access to it from the sides. The tab still moves freely between the jaws of the spring clamp, or in a worst case scenario, yanking the security cord hard enough (in an emergency) pulls the clamp off as well.

The clamp should be strong enough to stay on the track even when sliding back and forth as you open and close the door.



Sunridge Patio Homes Online  
[sunridgepatiohomes.com](http://sunridgepatiohomes.com)

Our website features downloadable versions of:

- Architectural Request form
- HOA Maintenance Chart
- Emergency Water Shut Off instructions/Flier
- Pool Rules,
- Board Approved Minutes
- Board Approved Treasurer's Reports
- Corporate Bylaws
- the Covenants, Conditions and Restrictions (CC&Rs)
- Board Approved Rules and Regulations (2012) as well as past newsletters and general information about Sunridge.

Comments and suggestions are welcome

### Spring Home Maintenance



- Clean out dryer duct. Clogged ducts could cause a fire.
- Check batteries in fire alarms.
- Treat home for pests. As the weather warms, scorpions will start to be more active as well as other pests.
- Have roofs inspected for cracking in the flat foam roofing or any transition problems in the tiled roofs. This will help prevent leaks during the spring and summer rains.
- Report landscape leaks as watering will increase with warmer weather.



Arizona Historymakers™  
**DWIGHT "PAT" PATTERSON**  
 1912-1999

**Rancher and "Father" of AZ Baseball Spring Training**

*Arizona Recollections and Reflections: An Arizona Historymakers Commemoration*, Editors: Zona Davis Lorig, Ruth McLeod, Joan Robinson-Blumit, Historical League, Inc. of the Arizona Historical Society Museum at Papago Park in Tempe, Arizona, 2011.

**Dwight "Pat" Patterson** was born in Tempe on April 8, 1912, to pioneers who homesteaded in the area in 1880. This long-time leader distinguished himself in many areas, including athletics, ranching, education, and conservation.

Lettering in all sports at Peoria High School, he continued playing football while studying to become a high school coach and teacher at Arizona State Teachers College at Flagstaff, now Northern Arizona University. He graduated in 1934, and a year later, he returned as assistant football coach. In 1938, Dwight Patterson married Ruby Mae Dobson of Tempe. The couple moved to Mesa, where Mr. Patterson began a life-long association with the Baseline Cattle Company and the Sheep Springs Sheep Company. As a result – and unheard of in many parts of the West – Dwight Patterson became active in both the Arizona Wool Growers Association and the Cattle Feeders Association.



**Dwight and Ruby Dobson Patterson with John and Betty Rhodes, 1952**



Love of sports and civic service added hours to his long days of farming and ranching. From the time he moved to Mesa, Dwight Patterson was deeply involved in the community. His activities included serving on the Mesa Parks Board and as President of the Mesa Junior Chamber of Commerce. He assisted with the development of Mesa Country Club. Mr. Patterson attained perfect attendance in his Rotary Club and served as President. Instrumental in promoting Little League in Arizona, he also officiated at state sporting events and served as President of Arizona Athletic Officials. He was a member of the Arizona School Board Association and found time to be President of both the Maricopa Community College Board and the NAU Alumni Association.

Water conservation was vitally important to Dwight Patterson, and he served on the boards of the Arizona Power Authority, the Federal Land Bank, and the Arizona Water Conservation. He was also active with the State Planning and Building Commission and Valley Forward.

In 1949, Dwight Patterson chaired a committee to bring a major league baseball team to Arizona for spring training and thus was instrumental in the 1950 arrival of the Chicago Cubs in Mesa. Mr. Patterson assisted in the organization of the Hohokams, a civic group that brought Little League to Mesa. He helped raise funds to build the Hohokam Park, which attracted the Oakland Athletics. Spring training baseball in Arizona was firmly entrenched in 1984 with the arrival of the Los Angeles Angels. Many visitors planned their winter vacations around spring training schedules, and consequently, spring training became a major tourist industry for Arizona.



—This biography of Dwight Patterson was written in 1993, the year he was honored as an Arizona Historymaker. Historymakers™ is a registered trademark of the Historical League, Inc. [historicalleague.org](http://historicalleague.org)