

Exeter Place Newsletter

Second Quarter – July 2014

Summer Is Here!

Well, it's that time of year again, when temperatures stay over 100 degrees Fahrenheit (38 degrees Celsius for our Canadian residents) most of the days... but, it's a "dry" heat! Please take advantage of the cooler mornings to do any yard work and drink plenty of water. Arizona does not observe Daylight Saving Time, being a high-desert low-humidity climate, so we get cooler mornings and earlier sunrises... which our dogs remind us of at 5 am!

For those of you who have an evaporative (aka, swamp) cooler, the gray shaded areas are your optimal performance ranges. Once the relative humidity rises (i.e., monsoon season approaching)... air conditioner time!

% Relative humidity

	2	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80
75	54	55	57	58	59	61	62	63	64	65	66	67	68	69	70	71	72
80	57	58	60	62	63	64	66	67	68	69	71	72	73	74	76	76	77
85	61	62	63	65	67	68	70	71	72	73	74	75	76	77	79	81	
90	64	65	67	69	70	72	74	76	77	78	79	81	82	83	84	86	
95	67	68	70	72	74	76	78	79	81	82	84	85	87				
100	69	71	73	76	78	80	82	83	85	87	88						
105	72	74	77	79	81	84	86	88	89								
110	75	77	80	83	85	87	90	92									
115	78	80	83	86	89	91	94										
120	81	83	86	90	93	95											
125	83	86	90	93	96												

Maintaining Our Community

Welcome to our new homeowners and residents! Many of you are enjoying our great location being at the crossroads of Mesa, Tempe, and Scottsdale... our nearby parks, shopping, and attractions (a hum, casinos ... just say 'in).

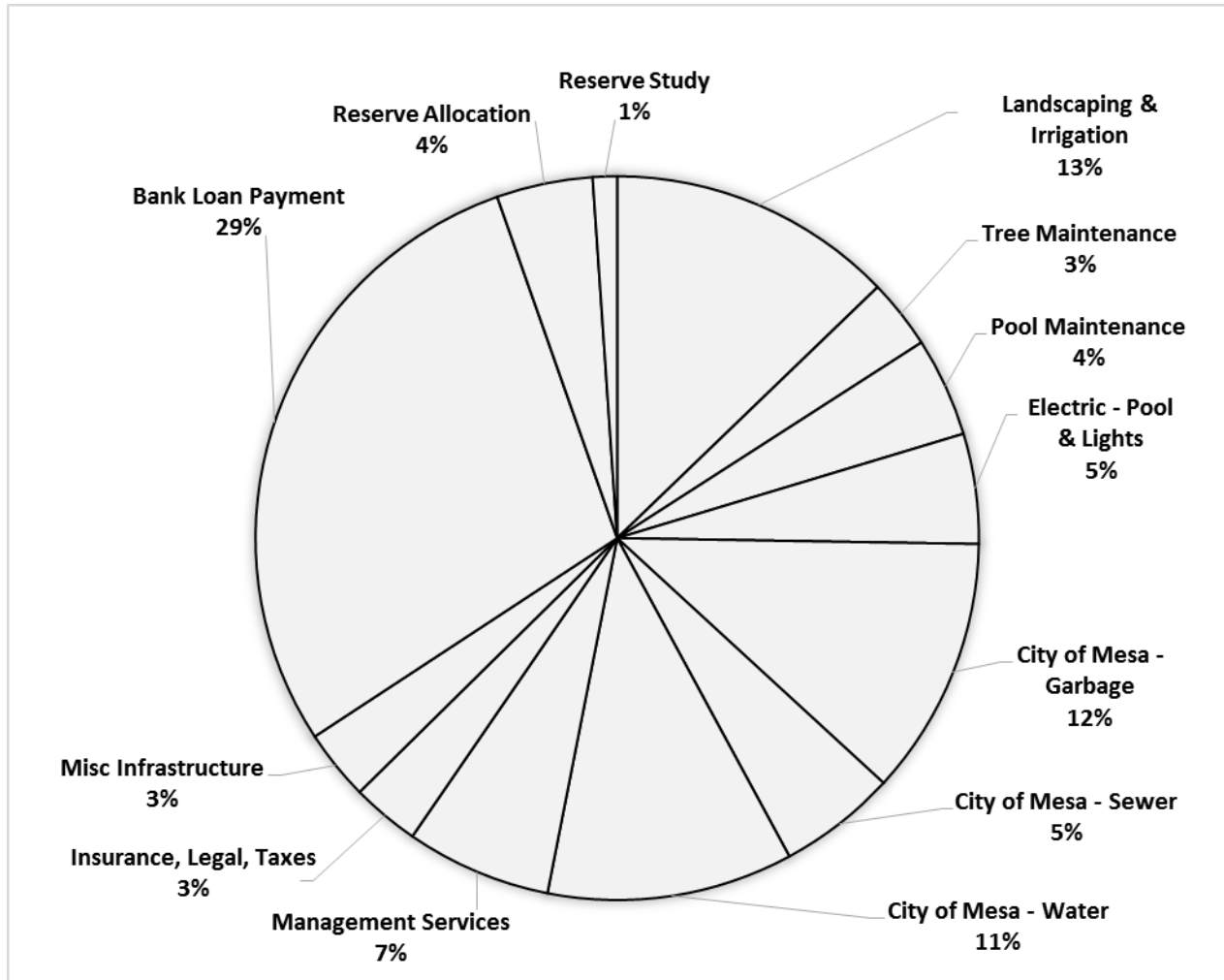
Last year around this time, things did not look so pretty. Major infrastructure projects were underway to replace "our" fire hydrants and water pipes, and to repair "our" sewers, drywells, electrical, and roads. I emphasize "our" because these items are owned and maintained by "our" Exeter Place community, not by the City of Mesa! So that means, we have to pay for all "our" infrastructure maintenance and repairs... gulp.

Good news... all has been replaced/repaired to date. But... we must maintain everything going forward.

Where Does Your Money Go?

Do the math... \$220 per month, times 52 units, times 12 months... that's our 2014 annual operating budget.

Here is a chart based on our projected (actuals vary) HOA expenditures for 2014, showing how your monthly assessment is allocated...



Important to note is that your utilities (water, sewer, and garbage) are included in the monthly HOA fee ... around 30%. Properties in other HOA-governed communities pay individual utility bills, in addition to common area (HOA) monthly maintenance assessments. So please practice good water conservation to keep our monthly bill down.

For our Board, safety of community is the highest priority. Quality of living and enhancing resale values are also top priorities. For any HOA Board, it's always a balancing of fixed income versus variable expenditures, sometimes not predictable.

So, for our new residents and reminder to our homeowners, here are "our" rules and regulations designed to maintain our community quality of life...

Community Rules & Regulations ... Pool, Parking & Garage Sales

IMPORTANT: ALL HOMEOWNERS WHO HAVE RENTERS IN THEIR UNITS ARE RESPONSIBLE FOR ENSURING THAT THEY ARE GIVEN A COPY OF OUR COMMUNITY RULES AND REGULATIONS, AND ADHERE TO THEM.

Our pool is a center point of our community for everyone's enjoyment. It is also a great risk and liability should we have unattended children or unauthorized individuals in the pool area. Pool gates must always be closed and locked. Please ensure that each access by you/ your renters and authorized guests uses your assigned pool key to maintain the safety of our pool area. **MULTIPLE VIOLATIONS OF OUR POOL RULES WILL RESULT IN LOSS OF YOUR (AND YOUR RENTERS) POOL PRIVILEGES.**

Pool Rules

1. Use of the pool facility is limited to owners, tenants, family members and guests.
2. All property owners are individually responsible for the actions and safety of all persons whom they have delegated their right of use.
3. Property owners will be assessed for damage to the pool, pool equipment or furniture done by persons using pool areas under the owner's authority.
4. No glass of any kind is allowed inside the pool area.
5. Pool keys are required to be under the control of residents of Exeter Place. Homeowners will be assessed \$25.00 for replacement of lost or additional keys, and are prohibited from giving keys to people "outside" Exeter Place.
6. The right of any owner or delegate to use the pool area may be suspended for violation of pool rules.
7. No one under the age of 14 may use the pool without adult supervision; an adult being a person 18 years or older.
8. No furniture of any kind is permitted in the pool, except for standard pool floats.

Parking, Garages, and Carports

1. Garages/carports are to be kept neat, clean, and free from clutter, debris, hazardous materials, or unsightly objects.
2. All vehicles owned by a resident must be parked in the garage or carport. Owners and tenants are not allowed to park in visitor parking as their regular parking place.
3. No visible storage is permitted in the carport and no storage which limits or restricts parking resident vehicles in the garage is permitted.
4. No boat, trailer, camper or similar vehicle shall be stored or parked on any lot, common area or driveway, nor any such vehicles kept on jacks or blocks at any time.
5. Parking in fire lanes is prohibited and is subject to fines by the City of Mesa. Note, this includes parking in front of the access gates at the east end of the property.
6. Parking of recreation or commercial vehicles in guest or visitor parking areas is limited to 48 hours, unless the Board approves an exception.
7. Parking on streets which in any way restricts the free entrance or exit of residents from the property is strictly prohibited.
8. Overnight parking in streets is strictly prohibited.

Garage/Carport Sales

Due to our narrow streets limited parking, and safety concerns, garage/carport sales are not allowed at any time within our community. We kindly suggest donating to a local charity.

Home Painting and Maintenance

Any homeowner who is planning to paint the exterior of their home, or do other modifications, must submit an Architectural Request Form to have their paint colors and plans approved. You can download the form from our website or contact Korin.

http://www.gothoa.com/uploads/EXT_Architectural_Request_Form.pdf

Please let Korin know if you are “thinking” about repainting your unit (before you get a notice ☺). She has several painters that can be recommended, and maybe negotiate a group discount if there are several units being painted at the same time.

If you paint without prior approval, you may have to re-paint to conform to community standards, particularly with regard to your trim, garage doors, and gates. Each of our villas has its own unique style. Our guidelines try to accommodate the melding of styles that has occurred throughout the community over the many years.

And as you would expect, all of our other rules and regulations about maintaining our front and back areas are being enforced, so if you get a violation notice, please contact the HOA management company to discuss the situation and how best to get it resolved as quickly as possible. Living in a planned community with an HOA is sometimes a pain, but it is also what helps keep everyone’s property values and standard of living higher.

Homeowners/Residents – Request for Contact Information

Please, Please, Please... complete the Homeowner Information Form, and Non-Homeowner/Resident Information Form in you have non-owner residents in your unit. The forms are on our community website:

http://www.gothoa.com/uploads/EXT_Resident_Information_Form.pdf

http://www.gothoa.com/uploads/EXT_Nonhomeowner_Information_Form.pdf

Return to Korin, our Property Manager.

Why? We recently had an incident with severe water leaking of one of our units, which we were able to stop thank goodness, due to the new water cutoff valve having been installed. How do we let you (or your tenant) know there is a problem? All information is kept confidential for use only for HOA management purposes.

Next Board Meeting – August 4, 2014

With our new management contract, we have a quarterly Board meeting schedule. The next Board meeting will be August 4th, 2014 at 7:00PM at Fire Station #218 (NE corner of Alma School & Rio Salada Pkwy). By the way, the firehouse community room is an awesome venue for us... just need a resident cookie maker!

If you are interested in using the room for any community groups you may be involved in, Korin can get you in touch with the City of Mesa person who handles the reservations.

How Can You Help?

Eyes and feet on the ground... A light out? Garbage in the alley? Please contact Korin and let her know. You are the first line of making our community a great place to live. We are always looking for volunteers to serve on our community committees. Please contact Korin.

Moving Forward

Our prior HOA management company has, as part of our transition to our new company, not been able to provide our complete 2013 general ledger. Our Board has taken action with our legal counsel and our new management company to reconstruct last year's ledger to be in compliance with State and community requirements.

The Board is aggressively looking for ways to reduce our HOA expenses. A new pool maintenance firm is started on 6/16. High level tree trimming has been completed in the common areas, and a few enhancements to the entrance landscaping will be completed in September.

Your ideas and feedback are what keeps our community moving forward, feel free to drop a note to Korin at any time.

Helpful Information

Exeter Place Community Manager:

Korin Hatch
Preferred Communities
480-649-2017 ext 303
korin@gothoa.com

Please send an email to Korin regarding all requests and comments

Exeter Place Community Website:

www.gothoa.com/exterplace.html

Request Forms (please send to Korin)
CC&Rs, Rules & Regulations
Design Guidelines
Board Meeting Minutes
Newsletters

Exeter HOA Dues Payment Address:

EXETER PLACE ASSOCIATION
c/o Preferred Communities
P.O. BOX 65493, Phoenix, AZ 85082-5493

Payments are due by 1st day of each month

Exeter Place Feral Cat TNR Program:

Our HOA follows the County's Trap, Neuter, and Release (TNR) policy. TNR cats have the tip removed from their left ear.

If you see any un-tipped cats or new litters, please call Gayle at 480.626.1823 who is our resident TNR expert for assistance.

Exeter Place Associates Board Members:

<i>President</i>	Robert Milligan
<i>Vice President</i>	Peter Leslie
<i>Treasurer</i>	Susan Smith
<i>Secretary</i>	Robert Gibson
<i>Director</i>	Shelley Davis

<i>Statutory Agent</i>	Preferred Communities
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HOA APPROVAL IS REQUIRED:

BEFORE YOU PAINT YOUR UNIT OR MAKE ANY ARCHITECTURAL CHANGES, YOU MUST GET APPROVAL FROM THE HOA. REQUEST FORMS ARE ON OUR WEBSITE ... LOOK LEFT!

Homeowner Painting Discounts:

Before you paint your home, please contact Korin. She has several great priced painting firms, and may help negotiate a discount depending on the number of other units to be painted at the same time.

City of Mesa, AZ:

In case of emergency, please call 9-1-1

Non-Emergency Police: 480-644-2211
Water and after-hours emergencies: 480-644-2262
Natural Gas emergencies: 480-644-4277 (GASS)
Electrical emergencies: 480-644-2266 or call 9-1-1
www.mesaaz.gov

Thank you,
Rob Gibson, Secretary, Exeter Place Association
