

Dobson Place Community

February 2005

NEWSLETTER

A Dobson Place Board of Directors Publication

Upcoming Meetings

Community Meeting
Tuesday, Feb. 15, 2005
7:00pm

Guest Speaker:
Scott Curtis

Developer of Dobson Place II

Tentative Agenda

- | | |
|-----------|---------------------------------------|
| 6:30-7:00 | Sign-In & Meet Your Neighbors |
| 7:00-7:45 | Scott Curtis presents Dobson Place II |
| 7:45-8:00 | Open Floor Discussion |

Board of Directors Meeting

Tuesday, March 22, 2005
6:30 pm (in the Library)

Block Watch Kickoff Meeting

Thursday, March 31, 2005
6:00 pm – 8:00 pm

Officer Frank Mendoza with the City of Chandler will be forming Block Watches at this meeting. All are encouraged to attend. For more details, see page 4.

Community Meeting

Tuesday, April 19, 2005
7:00pm

Meetings will be held at the Chandler Traditional Academy (located across from Mammoth Park). Please join us at 6:30pm to 7:00pm for refreshments and to meet your neighbors. Hope to see you there.

Dobson Place 2004 Year in Review & Looking Forward

Last year, many volunteers (your neighbors) worked hard to make several improvements in our community. These efforts ranged from selecting new vendors to capital improvements.

Last spring, a team of neighbors went through a bid and selection process to choose our new property management company, Renaissance Community Partners. Renaissance was selected based on their pro active philosophy by treating people fairly and responsibly. One example of their pro active approach is the use of "yellow post it notes." These friendly reminders serve as instant communication to homeowners regarding community rules. Before Renaissance, many homeowners would receive a cold letter in the mail often days after a violation was observed. In the HOA industry, there are countless horror stories of management companies and HOA boards that do not treat their homeowners with respect. Although mistakes happen, Renaissance manages our community with honesty, respect, and fairness.

Shortly after Renaissance was selected, the board took action to terminate the landscape company. An interim company was selected in July and was later awarded an annual contract after a formal bidding process. Clean Cut Lawns has done a fantastic job! With recommendations from our landscape volunteers, Clean Cut made massive repairs to our neglected irrigation system, professionally trimmed and maintained all common areas, thinned over 1/3 of our maturing trees, and planted new trees and shrubs along our main drives. The community does look much better than it did last June. We need the entire community to support ongoing maintenance issues. If you see bubblers or sprinklers in disrepair, please contact the management company on their main line and leave detailed information regarding the site of the needed repair.

More improvements were completed in the fourth quarter. The most obvious project was the work on the common walls. Cracks and holes were repaired and a fresh coat of paint was applied to over two miles of common walls. Common "wall" iron fencing around the small park on the north side of the community was treated for rust and painted. The Ramada structure at the main park was also treated for rust and painted. Over 20 white cages that house our irrigation systems were also treated and painted. Speaking of the main park, the spiral slide was also replaced and all playground equipment was inspected for safety.

What's the Deal with those White Spots?

No, you're not seeing things. There are white spots on the common walls. These are a result from the heavy rains we have experienced this winter. The top of our common walls is not a solid cap. In fact there are many cracks, and uneven surfaces on the top of the walls. The water collects in these areas after a rain storm and then seeps into the wall.

Our fresh coat of paint is actually breathing. The salt and minerals from the rain water become visible on the wall as white spots. If you look closely, the white spots are dry and somewhat like chalk dust. Over time, the wind will brush off the dust.

You may have not noticed these spots in the past because the paint quality did not let the walls breathe properly and because the fresh paint shows off the dust more clearly.

SPONSORS WANTED

We are looking for sponsors to donate items that could be used as door prizes at our HOA meetings. In turn the sponsor would receive free advertising on the front page of our newsletter that would be received in over 650 homes!

Community Contact



Renaissance
Community Partners

480-813-6788

website: rcplimited.com or
email at

manager@dobsonhoa.com

Please visit our website at:
www.dobsonhoa.com

(2004 Year in Review, Continued from page 1)

Another noticeable area of improvement occurred on our entry marquees. The Dobson Place letters were treated with a new coat of paint and flowers were added for color. The holiday lights gave us a warm sense of community and provided a way to showcase all of our community improvements.

The best news about 2004 is that these improvements were completed without depleting our reserve fund. Dobson Place still enjoys a fully funded reserve balance that will ensure the community continues to look great in the future. In addition, we all enjoy very low monthly fees. At \$25.00 per month, Dobson Place ranks among the lowest HOA assessments for communities surrounding us in Chandler and Gilbert with similar community sizes and amenities.

Your community volunteers have more goals outlined for 2005. These goals include building a stronger sense of community and maintaining our property values. We need your help to be involved. Opportunities are available to be involved with our Social Committee, Landscape Crew, Architectural Review, Web Page Communication, and Finance Group.

We look forward to seeing you at the upcoming meeting.

Your 2005 Board of Directors

Meet Your 2005 Board of Directors

At the November annual meeting, Dobson Place residents elected the 2005 Board of Directors. The new Board of Directors is complemented this year with some new faces as well as a few who served in 2004.

Matt Osborn is serving his second term as President of the HOA and has been a homeowner in Dobson Place for over three years. Originally he became involved in the HOA to help improve the look of the community and increase our property values. In serving a second year on the board, he hopes to promote a sense of belonging and pride in our community. Matt's philosophy is that the HOA should create opportunities for all homeowners to be involved and interact.

Board Vice President, **Matt Kramer** has been a Dobson Place homeowner since February of 1999. He is originally from Honolulu, Hawaii, but spent a career in the Air Force and retired in Arizona for the last 23 years. Matt got involved with the community association last year with concern for the deteriorating landscaping and has been actively involved in bringing it up to standard. As an active pet owner, you'll see him walking his Boxer and Cocker Spaniel everyday throughout the neighborhood, keeping an eye out for things that need attention. He welcomes the chance to involve more homeowners in the affairs of the community.

(Meet the Board, Continued from page 2)

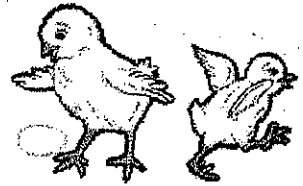
Our new Treasurer is **Don Thompson**. Don's professional background is in finance and he works for one on the major financial institutions in the nation. Don volunteered his time last year and assisted in the selection process of the new management company. He has many years of experience serving on the HOA Board of Directors in his previous neighborhood and served in various roles, including, of course, Treasurer. Don's experience will surely be an asset to Dobson Place.

Michael Crabtree, our new Secretary, has lived in the Phoenix area most of his life. Michael was born in Mesa and moved to Dobson Place in 1999. He spent 18 months in CA training with the Navy Reserve - Seabee (construction battalion). Michael and his wife Susan, another AZ native, have two wonderful boys Jake (6) and Evan (3). He has been working as the accounting manager for SUMCO USA, an international silicon wafer manufacturing firm, since 2002. For the seven years prior to that he was the Assistant Controller for Mobile Mini, a publicly traded portable storage company headquartered in Tempe. Michael received his BS in accounting from Arizona State University in 1996 and an MBA from the University of Phoenix in 2003. He has been an AZ CPA since 1999. Michael enjoys spending time with his family, watching movies, D-backs baseball, and ASU football, as well as playing golf and working in the yard. Michael says he likes Dobson Place because it is a quiet community to raise his family with close proximity to a good school.

Jacque Jenkins is our new Architectural Reviewer. Jacque grew up in Oregon and attended the University of Oregon where she met her husband. They have two grown kids. The Jenkins lived in Phoenix in the '80s then moved to Orange County, CA where Jacque spent most of her working years in healthcare finance & management. They moved back to Arizona and have lived in Dobson place for five years (& love it). Jacque now works for John Hall & Associates Realtors. Her hobbies include snow skiing, water skiing and scuba diving.

Lesli Decker is continuing her second year of work on the BOD with an emphasis on landscaping. Lesli has lived in Dobson Place since February 1999. She has a wonderful husband and two great sons (whom her husband helps her keep up with). She enjoys traveling.

As her 2nd term on the BOD, **Valerie Kahabka** will be focusing on social activities for the community. Valerie and her husband Doyle have lived in Dobson Place since May of 1999. Valerie is originally from SC, lived in Albuquerque for five years prior to moving to AZ. Her professional background is in Construction Administration and Interior Design. Valerie stays busy playing with their 3 yr. old, designing jewelry, and traveling whenever possible.



2005 Easter Egg Hunt

Make plans to attend the 2005 Easter Egg Hunt at Mammoth Park. This has been a huge success in the past years and we are looking forward to doing it again. This year the event will be held on Saturday, March 26th at 9:00 am. More details will be coming your way, but we are requesting that you simply drop off one dozen plastic eggs per participating child. Registration forms will be coming your way soon. We look forward to seeing you there and having a fun morning.



The UPS Store

2487 S. Gilbert Rd., Suite 106
Gilbert, AZ 85296

M - F 8 am - 6:30 pm

Sat. 9 am - 4 pm, Sun. closed

(480) 917-5838 Tel (480) 917-5853 Fax

Block Watch...The Time To Start One Is Now

Many residents have expressed an interest in forming a Block Watch; therefore the Dobson Place HOA will be sponsoring a Block Watch kickoff meeting at Chandler Traditional Academy on Thursday March 31st at 6:00pm. The meeting will be conducted by Officer Frank Mendoza of the City of Chandler and will take approximately two hours. Residents are encouraged to socialize after the meeting to get acquainted with their neighbors.

Please make plans to attend this very important meeting where the "Block Watches" will be formally organized. Other topics covered during this meeting will be the benefits of Block Watch, Co-Captain's responsibilities, crime statistics in Dobson Place, support programs, and burglary prevention. It is important that as many of your neighbors who are interested in forming a Block Watch attend this meeting.

For more information on Block Watch please visit the Chandler Police Departments Web Page, <http://www.chandlerpd.com>.

Calling on homeowners in Dobson Place ... The Board is actively looking for members to join our Landscape and Architecture Committee. We are also looking for members to lead a Special Projects Committee for planning and developing social activities within the community like park events for families, pets and education. Many members have expressed interest in forming block watch programs. Pet owners would also like to have obedience classed offered in the park. These ideas take people to plan and develop them. We need you help. Please call the Renaissance Community Partners at (480) 813-6788 to volunteer a few hours of your time to make our community a great place to live.

January 2004 – December 2004 Financials

	Jan - Dec 04				
Income		Visa Processing	72.49	Irrigation Repairs	5,781.96
Collections / Legal Fee		Accounting Services	1,150.00	Irrigation Supplies	675.26
Demand Notices	1,810.00	Bad Debt	131.33	Landscape Maint.	66,942.00
Intent to Lien Notice	435.00	Bank Service Charges	-35.40	Landscape Parts/Supplies	32.86
Late Fees	2,584.00	Flyer Delivery	636.11	Tree Maint.	15,241.00
Collections / Legal Fee - Other	1,144.92	Insurance	4,935.48	Landscape Expenses - Other	1,312.30
Total Collections / Legal Fee	5,973.92	Management Fees	29,833.73	Total Landscape Expenses	124,108.97
Fines	2,190.63	Meeting Expense	1,776.13	Other Expenses	
Homeowner Assessment	198,068.15	Misc. Admin	23.10	Social Committee	3,205.10
Interest	1,375.74	Newsletter	200.05	Total Other Expenses	3,205.10
NSF Charges	735.00	Office Supplies	3,611.87	Taxes	
Uncategorized income	225.46	Recorder Filing Fees	30.00	Federal Tax	55.00
Total income	208,568.90	Storage	40.00	Property Tax	174.05
		Web Hosting	100.75	State Tax	185.48
		Total Administrative Expenses	42,505.64	Taxes - Other	5.68
Expense		Contract Labor		Total Taxes	420.21
Collection Costs		Electrical Repair	460.00	Utilities	
Demand Notices	900.00	Fence Painting	3,946.38	Electricity	4,775.91
Intent to Lien	360.00	Pest Control	1,389.95	Water	28,722.95
Late Fee	169.00	Contract Labor - Other	60.00	Total Utilities	33,498.86
Legal Fees	3,032.80	Total Contract Labor	5,856.33	Total Expense	215,611.52
Lien Charges	250.00	Homeowner Services	805.42		-7,042.62
Collection Costs - Other	480.00	Landscape Expenses		Total Invested in CD's for our Reserves	
Total Collection Costs	5,191.80	Plant Replacement	1,825.00	Fund is \$69,100.92	
Copies & Postage	19.19	Grass Seed	400.00	Total in Checking and Savings	
Admin. Expenses		Grounds Fixture Repairs	22,840.24	is \$35,624.16	
		Herbicides, Fertilizer, Seed	9,058.35		