

# Dobson Place Community

April 2005

NEWSLETTER  
A Dobson Place Board of Directors Publication

## Important Dates

### Community Meeting

Tuesday, April 19, 2005  
7:00pm

Guest Speaker:  
Don Shelly  
Principle of Chandler  
Traditional Academy

### Tentative Agenda

6:30-7:00	Sign-In & Meet Your Neighbors
7:00-7:45	Don Shelly
7:45-8:00	Open Floor Discussion

### Board of Directors Meeting

Tuesday May 17, 2005  
7:00 pm (in the Library)

### Community Meeting

Tuesday June 21, 2005  
7:00 pm

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.

### Community Wide Yard Sale

Saturday May 14, 2005  
7:00 – 11:00 am

## 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

Please join us for our next community Meeting on Tuesday April 19 and meet Don Shelly, Principle of Chandler Traditional Academy. This will be an excellent opportunity to learn about what's going on at CTA now and what may be planned for the future, as well as to express any concerns you may have regarding the neighboring campus with Mr. Shelly.

## Neighborhood Sidewalk Project

The sidewalk between Tyson Street and Hulet Drive (south of the park in parcel) is in need of repair. In an effort to save the community outrageous repair costs for a small project, we are asking for volunteers to help out on May 14<sup>th</sup> to replace three sections of the sidewalk. Please call Mike Crabtree at 480-782-6368 to sign up. The HOA will pay for all of the materials and refreshments!



## What's Needed?

Workers to break up concrete  
Pickups to haul away debris  
Neighbors with access to concrete mixers  
Anyone with expertise in pouring concrete

**Century 21**  
Metro Alliance Chandler/Higley

Phone: 480.895.2121  
Cell: 480.332.1283  
Fax: 480.899.2749  
Email: c21jwilliams@aol.com

**Joe Williams**

Realtor

A Dobson Place Resident



**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!

**Dog Obedience  
Training Class**

Attention dog owners! The Board is seeking dog owner's interest in forming an obedience training class in the Mammoth Park for May. We will organize bringing in a professional trainer for a series of 8 - 10 weeks, meeting one evening a week for an hour. The level of training and day of the week will be determined by the interest expressed. Fees will run approximately \$80 per dog. Contact Matt Kramer at 480-726-3688 to join or get additional information. We want to start in mid to late May at around 7pm.

**Community Contact**



**Renaissance**  
Community Partners

480-813-6788  
website: [rcplimited.com](http://rcplimited.com) or  
email at  
[manager@dobsonhoa.com](mailto:manager@dobsonhoa.com)

Please visit the Dobson  
Place website at  
[www.dobsonhoa.com](http://www.dobsonhoa.com)  
for announcements, forms,  
and policies.

**Paying Your Quarterly Fees Has Never Been Easier!**

Are you aware that you can now pay your quarterly Assessment Dues many different ways? You can now pay by Visa, Automatic Debit, or by Check. Here's how;

- Pay by Visa Credit or Debit Card by calling Renaissance at 480-813-6788.
- Pay your association dues using automatic withdrawal from your checking account. Please print the form from our website at [www.dobsonhoa.com](http://www.dobsonhoa.com), complete the information and include a photocopy or a void check, then send it to Renaissance Community Partners.
- Pay by check by mailing or dropping off your payment to Renaissance

The \$75 quarterly Assessment Fees for 2005 are due as follows regardless of whether or not you receive a bill from Renaissance:

**January 1**  
**April 1**  
**July 1**  
**October 1**

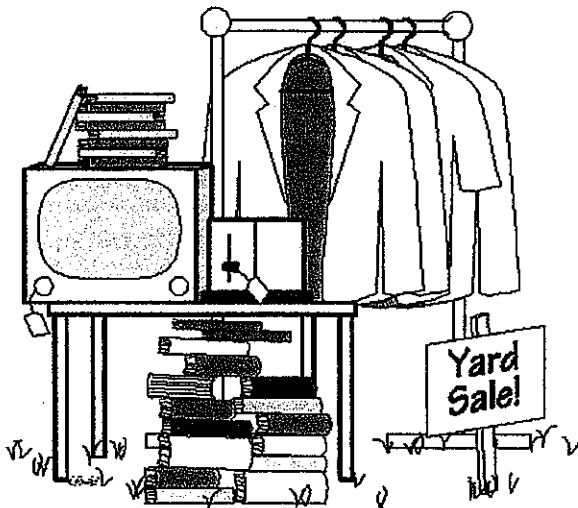
**The Late Payment process is as follows:**

30 days after due date	Late fee assessed	\$15.00 Charged to account
60 days after due date	Final notice sent	\$45.00 Charged to account
75 days after due date	Intent to lien notification sent	\$45.00 Charged to account
90 days after due date	Lien recorded	\$125.00 Charged to account
120 days after due date	Legal Action	

If you have special circumstances affecting your ability to pay your assessments, please contact Renaissance Community Partners to make arrangements. Their goal is to help you meet your financial obligations to the community. They can help you avoid costly collections costs by working with them.

# COMMUNITY WIDE

## YARD SALE



**SATURDAY MAY 14<sup>TH</sup>**

**7:00 - 11:00 A.M.**

Is it time to de-clutter your house and/or garage??? Well here's your opportunity. Dobson Place will hold its **Community Wide Yard Sale May 14<sup>th</sup>**. Ads will run in the Republic, Tribune, and Chandler Independent. Large signs will be placed on Gilbert and Chandler Blvd. and directional signs will be placed along Emmett & Oakland Avenue.

**And getting rid of the stuff that didn't sell couldn't be easier...Big Brother Big Sister of Arizona** will be driving thru our neighborhood at noon and will be picking up your things that didn't sell. If you would like to take advantage of this service, **simply leave the items in a neat pile in your driveway marked BB** and upon pickup of your items, Big Brother Big Sister will leave you a donation receipt. To further insure that they come by your house phone them at 602-230-8900. Please note that they will not pick up large appliances, mattresses, BBQ grills, or chemicals.

### A Note from Your Architectural Review Committee

For anyone who's ever had to deal with our current architectural review process, you've probably been left confused and frustrated. Fortunately this year, we have several Dobson Place residents who have recognized the problems and are dedicated to streamlining the process.

The Architectural Review Committee (ARC) has completed the first draft of the revised Dobson Place Architectural Standards and Guidelines. Suggested updates and modifications have been submitted to the board of directors.

#### Goals of the committee:

- 1) Develop a complete process for architectural change submittals resulting in a timely response from the ARC.
- 2) Modify standards and guidelines language to create an easier to understand, more user friendly document.
- 3) Expand or modify some standards and guidelines allowing owners more options in personalizing the appearance of their home while maintaining the integrity and value set by the HOA of Dobson Place.

This project is far from complete. After review and revision by the Board of Directors, the new standards and guidelines will be presented at a public meeting for community review and input prior to a final draft being adapted.

# Financials For Dobson Place Community

## January – March 2005

### Income

<b>Collections / Legal Fee</b>	
Demand Notices	990.00
Intent to Lien Notice	270.00
Late Fees	795.00
Collections / Legal Fee - Other	204.40
<b>Total Collections / Legal Fee</b>	<b>2,259.40</b>
Fines	1,275.00
Homeowner Assessment	49,650.00
Lien Fee Income	500.00
NSF Charges	30.00
<b>Total Income</b>	<b>53,714.40</b>

### Expenses

<b>Collection Costs</b>	
Late Fee - Expense	69.00
Legal Fees	104.40
Lien Charges - Expense	300.00
Collection Costs - Other	-10.00
<b>Total Collection Costs</b>	<b>463.40</b>

### Administrative Expenses

Visa Processing Expenses	67.41
Bad Debt Expense	90.00
Bank Service Charges	7.00
Management Fees	5,940.00
Meeting Expense	362.02
Newsletter	100.00
NSF Fees	30.00
Storage	20.00
Training	70.00
Web Hosting	19.90
<b>Total Administrative Expenses</b>	<b>6,706.33</b>

### Contract Labor

Pest Control	348.00
<b>Total Contract Labor</b>	<b>348.00</b>

### Landscape Expenses

Grounds Fixture Repairs	421.00
Herbicides, Fertilizer, Seed	3,587.06
Irrigation Repairs	1,725.37
Irrigation Supplies	192.56
Landscape Maintenance	23,538.00
Landscape Parts & Supplies	271.20
Tree Maintenance	439.00
<b>Total Landscape Expenses</b>	<b>30,174.19</b>

### Other Expenses

Social Committee	148.21
<b>Total Other Expenses</b>	<b>148.21</b>

### Taxes

State Tax	82.47
<b>Total Taxes</b>	<b>82.47</b>

### Utilities

Electricity	1,188.71
Water	3,893.69
<b>Total Utilities</b>	<b>5,082.40</b>

**Total Expense** **43,005.00**

**Net Income** **10,709.40**

## An Easter Egg Hunt Thank You



A Special Thank You to Bobby Bruton for donating his time to play a very important roll in our Easter Egg Hunt. Didn't see him? I'll give you a hint; he was the only one wearing white fur at the park! This year's bunny was definitely the best yet.

The Easter Egg Hunt was a great success this year and it couldn't have happened without all of the help from the volunteers, so Thank You!



**BOBBY & KATE**  
REALTORS®

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