

# Dobson Place Community

September 2010

NEWSLETTER

A Dobson Place Board of Directors Publication

## Mark Your Calendar

### Upcoming Board of Directors Meeting

Tuesday September 21<sup>st</sup>

Tuesday October 19<sup>th</sup>

7:00pm at the offices of  
Renaissance Community Partners

### Community Wide Yard Sale

October 23<sup>rd</sup> 7:00-11:00

### Movie Night at Mammoth Park

This Fall

Date, Time & Details to be  
announced

Meetings will be held at Renaissance  
Community Partners. Hope to see you  
there.

### 2010 Board of Directors

Greg Woods -President  
Willie Hall -Vice President  
Don Thompson -Treasurer  
Matt Osborn -Secretary  
Susan Hughes -Architectural Chair  
Valerie Kahabka-Social Chair

### Community Contact



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:

<http://dobsonhoa.com/>

## HOA News

Over the past year our board has been very busy working with our Management Company, Renaissance Community Partners, and contractors to keep our common areas looking good. We have been very conscientious to prioritize projects within our budget limitations. Although we enjoy one of the lowest assessments in the Chandler area, we are doing our best to be good stewards of your assessments. Here is a brief overview of the major projects we have completed:

## Wall Maintenance



Earlier this year our community walls were in need of repainting and extensive stucco repair. Last spring we contracted with a company to make repairs and repaint. During that time you may have noticed that our community walls took on something of a camouflage appearance. Unfortunately, the windy weather in May did not allow the stucco repairs to cure properly, so they took a long time to cure. However, the walls were finally painted and the walls look great now.

If you share a common wall with the association, we ask that you evaluate your water usage in your backyard. Watering turf or planters along the common wall will affect the paint on the community side. Water that directly sprays the wall or soaks in planter beds will be absorbed by the wall and cause the stucco and paint on the community side to require repair. Thank you for your cooperation in keeping the walls looking great!

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## West-Mammoth

Some of our neighbors noticed that CTA Liberty School children were being dropped off in the cul-de-sac at the west end of Mammoth Park where the school has a gate. The foot traffic in this area cause large amounts of granite to be strewn along the sidewalks and street. We were also concerned about the potential slipping hazard presented by the loose granite rock on the hill between the sidewalk and the school gate. Therefore, we replaced the existing granite in that location with quarter-minus material and a bonding agent to prevent slipping injuries. The surface is much more secure now and the area looks well-maintained.

## Water Run-Off

After all the rains this summer you may have noticed standing water in some of our retention basins. The retention basins are designed to collect runoff from storms; however, standing water indicates that our dry wells in these basins are not working properly. The dry wells have filled up with debris and sediment, and probably have not received any maintenance since they were first built. The HOA board is in the process of obtaining bids from companies that can clean out these wells before our winter rains, which will solve our standing water problem.

## Over-Grown Bushes

Another area of concern of ours was safety at some of our intersections. We noticed that visibility was poor due to some overgrown bushes such as bougainvillea. We have contracted with our landscaping company to clear the sight triangles at primary intersections within Dobson Place to improve visibility. If you drive by a corner and notice that certain bushes or large plants are no longer there, they were pulled out to improve visibility and safety. Many of the large plants will be replaced with lower-growing vegetation that won't interfere with the sight triangles.

In addition to safety at intersections, we have a safety hazard with many of our hesperaloe (red yucca) plants. Many of

these plants have become too large for some of the locations they were planted in. They have overgrown into the sidewalk and bike lanes and their large spiky leaves can potentially spear passing pedestrians and bike riders. Our landscaping company is working to remove some of the plants that present a hazard and replace them with vegetation that is more appropriate for those locations.



## Adding Structures to Your Property

If you are adding a structure to your property that is taller than the fence wall, such as an extra room, enclosing your patio, storage shed or pergola, you must obtain Architectural Review Committee approval before beginning your project. This applies to all structures, including structures in the back yard. In most cases, these types of structures will also require a city of Chandler building permit.



## Crime Increasing in Dobson Place

Some our neighbors have had vehicle break-ins and homes burglarized. Please remember to lock your cars and don't leave anything in your car to attract burglars. Don't let your car alarm give you a false sense of protection!!! **They can get into your car and bypass your car alarm system! (We learned this first hand...twice)!** Keep your home locked and your garage door closed. Be sure to lock the door between your home and your garage at all times.

For more home safety tips visit:  
[http://www.chandlerpd.com/fight\\_crime\\_home\\_safety.htm](http://www.chandlerpd.com/fight_crime_home_safety.htm).



**HOA CC&Rs prohibit parking on the street. Private cars and pickup trucks can be parked in driveways.**

## *Painting Your Gate?*



HOA Architectural Guidelines prohibit painting wooden slats of gates. A wood preservative or natural stain can be used on wooden slats of gates. The metal frame of the gate may match the base color of your home or remain in the original black color.

## *Repainting Your Home?*



HOA Architectural Guidelines require approval from the Architectural Review Committee **before** you repaint your home, even if you repaint your home in the same colors. 24-hour approval is available if you paint in pre-selected, approved paint schemes. If your painter says he will handle all the HOA paper work, ask to see the HOA approval in writing from him before he starts painting. Failure to obtain written approval before painting can result in fines and being required to paint the home again in approved colors.

If you have recently re-painted your home, **thank you!** This helps ensure the neighborhood maintains a good-looking curb appeal for maximum resale and property value. If your home has not been painted in the past 10 years, the time has come to ensure this is completed sooner than later. A neglected paint repair may result in additional expenses if the sun begins to damage the stucco. Homes that require paint are subject to CC&R violations.

## **How Can You Help?**

Notice a bubbler out of control? Water running? Downed trees blocking the road? Help us report emergencies or routine maintenance items. Your assistance can help save money. Call Renaissance Community Partners (RCP) at (480) 813-6788. For maintenance concerns or bubbler repairs, please report during business hours 9:00-5:00. After-hours emergency messages should only be used for emergencies such as water continuously running or downed trees blocking traffic.

Thanks for your help!