

Sunrise at Wigwam

Homeowners' Association Newsletter Spring 2003

Annual Meeting

This will be the second attempt to hold your Annual Meeting of the Members for your community. If you are not able to attend this meeting in person, please send your proxy with a neighbor, who is attending the meeting, to vote on your behalf, or mail/fax your completed proxy to Peri at Kinney Management Services. Your proxy will be mailed to you shortly along with the official notice of the meeting.

If you have an interest in running for a position on the Board of Directors or getting involved in a committee, please contact Peri.

Scheduled Meetings

You are all invited to attend the Sunrise at Wigwam Homeowners Association meetings, which will be held at the Western Sky Middle School – 4095 N.144th Avenue on the following dates:

- Wednesday, May 14, 2003 (Annual Meeting)
- Wednesday, July 9, 2003
- Wednesday, September 10, 2003.
- Wednesday, November 12, 2003

COMMUNITY
CONTACT



Peri Swenson

Sunrise at Wigwam
PO Box 25466
Tempe, AZ 85285



(480) 820-3451

(480) 820-7441

peri@kinneymangement.com

Community Accountant: Sharon, ext. 218

Parking Concerns

Parking on the street presents two main concerns. Firstly, it is a safety hazard. There are children within our community who, although they shouldn't, sometimes play or run into the street. None of us would ever forgive ourselves should an accident occur due to restricted visibility from one of our vehicles being parked on the street.

Secondly, it is unsightly. Streets lined with vehicles detract from the overall aesthetic appeal of our neighborhood and creates a negative initial impact on prospective buyers. Homebuyers view many different communities before coming to their decision on which home to purchase. On-street parking is definitely becoming a factor effecting the buyer's decision.

In the pursuit of preserving appeal and safety within our neighborhood and preserving the property value for when you come to sell your home, we ask that you please park ALL vehicles in your driveway or garage at ALL times.

Invisible Trash Cans

The Association believes that confusion may exist on the part of some Homeowners regarding trash container rules. We strive to encourage everyone to do their part in keeping up the neighborhood, so please keep your trash containers behind your fence or in your garage. Although it may be considered to be a less important CC&R violation, it is also the easiest to correct. It does have a direct impact on the aesthetic appeal of our neighborhood and consequently the value of the homes. For those who are not in the habit of storing the trash container properly, please spend an extra moment to do so.

Community Web Site

A web site has been established for your community. The address is www.wigwamhoa.com. You are encouraged to visit the site for the latest news for the community and surrounding area.



Pet Problems

We would like to remind all pet owners within the community of their responsibility to pick up after their pet(s). Complaints relating to pet waste is one of the most common complaints received by the Management Company. Both City code and Association rules clearly state that you must pick up after your pet(s), not to mention the unspoken rules of common courtesy and consideration. Please do your part in helping everyone enjoy the parks around the community and PICK UP AFTER YOUR PET(S)!

Another common complaint received by the Management Company is about dogs barking excessively. Please be courteous to your neighbors. Your CC&R's state that pets are not to make an unreasonable amount of noise or to become a nuisance to neighbors. Should you have problems with dogs barking, please call the City of Goodyear Code Enforcement at (623) 932-1637.

Suspicious Activities

If you see any suspicious activity or witness graffiti/vandalism, please call your Police Department immediately. To report graffiti, please call the Management Company so that it can be removed quickly.

Reminders

■ Please remember that the speed limit within our community is 25 mph unless otherwise posted.

■ For those homeowners who reside on corner lots, the outside perimeter landscape along the side of your block fence is to be maintained by the homeowner to the back wall of your lot.



2003 Operating Budget

A copy of the 2003 Operating Budget is included with this newsletter for your records.

Board of Directors

Keith Brown	President
Michael Pacholke	Vice President
Birgitte Santaella	Secretary
Kate Bezzegh	Treasurer
Joe Cooper	Member at Large

Property Damage

Over this past year, in addition to the day to day responsibilities of the running of the association, there has been ongoing landscape replacement and the repair and replacement of damaged and vandalized property. The majority of the vandalism has taken place in the park area where graffiti has been removed on several occasions from the picnic ramada and play equipment. The sand in the tot lot has been replaced due to broken glass, an oil clean up was necessary in a walkway between homes out to Litchfield Road and most recently, the entire picnic ramada had to be painted due to a fire damage from a fire started in the trash container. Please remember that it is your association fees that pay for this damage to be repaired. Be watchful of your common areas and report any suspicious activity to the police and then notify the management company.

Improvements or Alterations to Your Property

Approvals must be given prior to any improvements or alterations to property by adding structures to backyards, ornamental items in front yards and/or adding additions to their driveway. The Sunrise at Wigwam CC&R's require that Homeowners obtain the prior approval of the Design Review Committee for **ANY** exterior alteration or addition to their property. If you would like to submit for approval of any exterior alteration or addition, please call the Management Company for an *Architectural Submittal Form*.

Violation Enforcement Policy

The Association has adopted the following violation enforcement procedure. It will be followed diligently to ensure the aesthetics and upkeep of the community to protect your property values.

2003 Violation Report (since January 1, 2003)

- Trash Container Visible – 27
- Unkept Yard (weeds, trimming etc.) – 73
- Improperly Parked Vehicle – 8
- Pet Nuisance - 4
- Other Violations - 23

STEP #1 - VIOLATION LETTER #1

Homeowner has 14 days to remedy

STEP #2 - VIOLATION LETTER #2

Homeowner has 14 days to remedy

STEP #3 - FINAL NOTICE LETTER

This is a final notice and allows for a 14 day period for remedy. The notice states that there must be permanent and final resolution of the violation and that failure to resolve may result in referral to the Association's attorney for legal action and enforcement.

STEP #4 - LEGAL LETTER

Evidentiary materials such as photos are taken of the unresolved violation. A copy of the final notice is forwarded to the Association's attorney for a legal letter to be sent. This letter is sent to the homeowner outlining the legal authorization as provided by the Association's CC&R's and instructs the homeowner to contact the Community Manager. All costs associated with this process are attached to the homeowner's account.

STEP #5 - LEGAL ACTION

If the violation remains unresolved, the Association may seek injunctive relief through the courts. If the injunction is granted, this permanently prohibits the homeowner from said action. Any subsequent same violation noted may place the homeowner in contempt of court.

Weed Problems

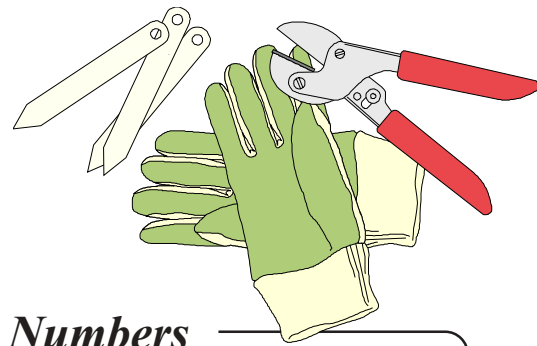
Spring is upon us, and with all the recent rain, so are the weeds. Lets start early to get them under control now, by using pre & post emergent weed killers available from your local hardware store.

■ Surflan can be applied as either a spring or fall application for pre-emergence control of a wide variety grasses and broadleaf weeds. However, it will not control established grasses or broadleaf weeds.

■ Spectracide Systemic Grass & Weed Killer is a non-selective herbicide formulated to quickly kill grass & weeds down to the root — in and around patios, driveways, walkways and fences.

■ Spectracide Weed & Feed Lawn Spray Concentrate is a broadleaf herbicide and liquid fertilizer formulated to

kill weeds growing in lawns while providing a 20-0-0 fertilizer.



Important Numbers

HOA Web Site www.wigwamhoa.com

Barking Dogs Line (623) 932-1637
Goodyear Code Enforcement

Police Department (623) 932-1220
Non-emergency

APS (602) 371-7171
To notify if a street light is not working

Streetlights

When a streetlight is not working in your community, please call the Management Company or APS at (602) 371-7171. They will need the post number located on the light post and the nearest address.

Sunrise newsletter

Water Saving Tips

The Valley is experiencing its fourth consecutive year with less than normal rain or snowfall. Here are a number of simple actions you can take to reduce your water consumption (reduced water consumption also relates to a lower water bill). Remember, we live in a desert, where water is a precious commodity.

SWEEP YOUR SIDEWALK

A hose uses 10 gallons a minute, a broom uses none!

DON'T WAIT FOR THE COLD

A pitcher in the fridge beats running your tap.

TURN OFF THE TAP

Don't run the tap while you shave or brush your teeth.

SHORTEN YOUR SHOWERS

One minute at 4,891 gallons (citywide)=a lot of water.

MAXIMIZE YOUR MACHINE

Wash only full loads of laundry.

SHORTEN YOUR CYCLE

Your dishwashers short cycle uses 10 gallons less.

WATCH YOUR WATERING

Water your plants, not the pavement.

REDUCE YOUR USE

Set your sprinkler at least one less time per month than last summer.

SOAK YOUR SOIL

Drip systems put water only where it is needed.

STOP, LOOK & PROBE

Use a soil probe and don't water if the soil is still moist.

GROUP YOUR GREENS

Put plants with similar water needs on the same watering schedule.

SAVE UNDER THE STARS

Irrigate at night. Lower temperatures and higher humidity means less evaporation.

SAVE IN THE SINK

An aerator saves up to a gallon a minute.

LOSE YOUR LEAKS

A leaky toilet wastes up to 100 gallons a day.

FIX YOUR FAUCETS

A leaky faucet wastes up to 50 gallons a day.