

Sunrise at Wigwam

A Publication of the Homeowners' Association

Spring 2004

Annual Meeting of The Members Change in Location

REMINDER: The Annual Meeting of the Members of the Sunrise at Wigwam Homeowners Association will be held Wednesday, May 12, 2004 at 7:00 PM at the **Estrella Mountain Community College located at 3000 N. Dysart Road.**

If you will not be able to attend the meeting, please complete the proxy you received in April and return it to Kinney Management Services at P.O. Box 25466, Tempe, AZ 85285, or via facsimile at (480) 820-7441.

If we do not have a quorum of homeowners in attendance or by proxy, the meeting will need to be rescheduled. Expenses related to the Annual Meeting can become costly when the Board has to make several attempts.

In addition to the election of one Board position, items of discussion at the meeting will include park improvements currently underway and a vote of the Board of Directors on a revision of the Rules allowing temporary basketball hoops.

Please contact the management company if you have any questions or need a proxy for the meeting.

Community
Contact

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Your Board of Directors

Keith Brown.....President
Keith Edwards.....Vice President
Michael Pacholke.....Treasurer
Glen Foulk.....Secretary
Mike Hathorne.....Member at Large

Community Updates

Several improvements are, or will be, underway within the community.

You may have noticed that the breezeway at 143rd into the park area has new granite and plant material installed. This was necessary due to the damage caused by bikes, scooters, and other motorized vehicles being ridden through the area. Signage indicating that this is not permitted has also been installed. You may continue to walk through these areas, however, damage caused by children or adults destroying landscaped areas on bikes or other vehicles mentioned will be closely monitored.

The signage at the Wigwam and 142nd entrance was removed due to vandalism, as well. The Board of Directors will discuss options for replacement signage at a future meeting date.

During the month of May, a shade canopy will be installed over the tot lot area of the park and additional lighting will be added to the area. These improvements are those that were the most requested from surveys sent to homeowners a few months ago.

Additional improvements may be scheduled for later dates once funds for projects are determined.

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.

Invisible Trash Containers

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 on non-collection days. 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.

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 they can have it removed.

Streetlights

When a streetlight is not working in your community, please call the management company or APS. They will need the post number located on the light post and your address.

Reminders

- √ Please remember that the speed limit within Sunrise at Wigwam 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 to the back wall of your backyard is to be maintained by the homeowner.
- √ If you hear the alarm going off for the pump station on the north side of the park, please call the management company.

Improvements or Alterations to Your Property

Approvals must be given prior to 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*.

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Important Phone Numbers

- Maricopa County Animal Control.....
(602) 249-6350
- Goodyear Police Dept. (non emergency)..
(623) 932-1220
- APS (to notify if a streetlight is out).....
(602) 371-7171

Sunrise at Wigwam Homeowners Association Violation Enforcement Policy

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

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 the 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 violations noted may place the homeowner in contempt of court.

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 in 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.

Guest Parking

When you have guests visiting and you have a need to park their vehicles on the street, they may park on the street temporarily, keeping in mind not to block the side walks and to park in the direction of traffic.

Vehicles, Campers and Boats

Just a reminder of the community Rules for vehicles, boats and/or RV's: No motor vehicles classed by manufacturer rating exceeding 3/4 ton, mobile home, travel trailer, camper shell, boat or other similar equipment or vehicle may be parked, maintained or repaired on any lot or on any street so as to be visible from neighboring properties.



"...Temporary parking of recreational vehicles, boats and similar equipment will be permitted, if it is apparent that the items are being loaded or unloaded..."

Sunrise at Wigwam
P.O. Box 25466
Tempe, AZ 85285

Are You Overwatering Your Lawn?

-AZ Republic

Chances are, Valley residents are putting too much water on their lawns at a rate as high as at least twice what's needed, possibly more.

The cause, in more cases than not, is people do not know how to set their automatic sprinkler timers, and simply put, they overestimate how much water their grass needs. Getting it right isn't easy. The misconception is: the more water, the better it looks. This is not true. In reality, the more water, the faster it grows!

As a group, homeowners can save thousands of gallons of water this summer with little more than a bit of know-how. As the Valley enters the ninth year of drought, cities are offering classes to teach residents how to figure out their lawn's water needs and even hands-on training in setting the sprinkler timer. Used right, a timer-driven system can keep a yard looking good with minimal water wasted.

One of the easiest ways to tell if your lawn needs more water is to walk across it. Does the grass spring back up? If so, it has plenty of water. Do you leave prints as you walk across the grass? If this happens, your grass needs water. Experts say about one inch of water will do the trick.

The first rule: you don't need to water every day, no matter how badly those 100-degree days make you want to reach for the hose. The key is watering deep enough to reach the roots.

No city has imposed mandatory water restrictions so far and none has raised rates to encourage lower use, but that doesn't mean they won't if the drought continues for another three or four years. Remember, water saved now can be used later!