

Sunrise

at Wigwam

Homeowners' Association Newsletter February 2002

Park Additions

Some homeowners have been asking about additional facilities in the park area. An additional trash can has been ordered and should be installed by the middle of February. Other requests such as a drinking fountain and additional lighting will not be installed as it was not part of the original plans for the park area. Further improvements to the park, such as additional lighting, may be best addressed by the new Board of Directors once elected in March.

Some homeowners have stated that they thought there would be a basketball court constructed within the community. Unfortunately, there were no plans at any point to construct a basketball court within the community and there are no plans to do so at this time.

Expanded Range of Homes

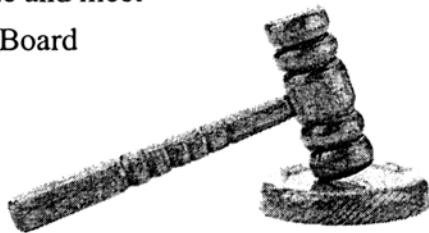
Moonlight and Daybreak opened at Wigwam in July of 1999. Models were built for those two series. Later, at the request of many buyers, Fulton Homes decided to build the Sunrise series of homes as well. The Sunrise series were never modeled and consequently the rate of sales of the Sunrise series was slower than the Daybreak and the Moonlight. The demand for the Daybreak series exceeded the Sunrise, so more Daybreak homes were built than Sunrise homes. There is a section where the Sunrise homes were originally built, where demand for the Daybreak was higher than the Sunrise. In this section, the average Sunrise home sold for \$172,430, and the average Daybreak home sold for \$178,227. Both series of homes offer two and three car garages. The size of homes were very similar with the Daybreak ranging from 1511 to 2632 square feet and the Sunrise from 1585 to 2510 square feet, with one more plan of 3131 (2 sold) being added later.

Community Meeting

A community meeting will be held on February 12, 2002 at 6:30pm. It will be held in the Cafeteria at the Western Sky Middle School (4095 N. 144th Avenue).

Guest speakers from the City will be attending to address some of the concerns voiced at the last community meeting. An Assistant City Engineer will address concerns regarding the drainage issues on the southwest corner of Litchfield and Wigwam, as well as Linda Dillard, Community Advocate, who will be addressing requests for speed bumps and additional signage to help make the community a safer place.

Also in attendance will be the Transition Board that has been selected to help oversee the transition process as the builder turns control of the community over to a Board of Directors made up of elected homeowners. Come and meet the new Transition Board and get involved in your community.



COMMUNITY
CONTACT



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Architectural Control

Homeowners are reminded that any changes to the exterior appearance of homes or property, including the color scheme, require prior written approval no matter how small. These improvements include but are not limited to: room additions, retaining walls, RV gates, play structures, awnings, patio covers, driveway expansions and other exterior modifications. Allow plenty of time for the proposed amendments to your home to be reviewed. Please note that clotheslines, woodpiles, storage areas, machinery and other equipment of any kind are prohibited upon your lot, except to carry out improvements to your home that have been approved or are stored in your rear yard and are not visible from neighboring property. Please feel free to call Kinney Management Services at (480) 820-3451 if you have any questions or require a architectural submittal form (there is one enclosed in your *welcome package*). Thank you for your cooperation in this matter as it helps both the aesthetic quality of your Association as a whole and the value of your homes.

Assessment Payments

Some homeowners are sending their assessment payment checks written out to Kinney Management Services (KMS). Please note that all assessment payments should be made out to your Association, *Sunrise at Wigwam HOA*, and mailed to the address in your coupon book. Please be sure to include your coupon with the check for faster processing.



Suggestion Corner: Any questions, concerns, suggestions or items of interest you may have regarding all aspects of the Association should be directed to your community manager, Joy Ferguson, at KMS.

Pet Rules

Expected codes of behavior with regard to your pets are outlined in your Covenants, Conditions & Restrictions. They are not unreasonable and are in keeping with City Municipal Codes. In summary:

- No Owner, lessee or guest of an Owner shall permit any dog or other pet to relieve itself on another Owners' Lot or any part of the Common Area.
- It is the responsibility of the Owner to remove immediately any droppings from pets.
- No pet shall be permitted to run at large and shall be confined entirely to an Owner's Lot except when kept on a leash not to exceed six feet in length and is under the direct control of the Owner.
- Please keep your pet from causing any unreasonable levels of noise such as barking excessively.

Keeping to these few rules will help ensure the cleanliness, peace and safety of our neighborhood.



Automatic Payments

Please remember that your assessments are due monthly. Those of you that have not already signed up for automatic payment of your assessments, may be interested to know that the service is available. It may save you from incurring late fees and help the Association's cash flow by insuring prompt payment when due. Call Kinney Management for further details.