

Winter 2010



Board of Directors

President

Mary Loomis

Vice President

Kevin Lynch

Secretary/Treasurer

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Website

www.chandlercrossinghoa.com



If you would like to receive our newsletter electronically please email your request to Jacqueline Gillam at jgillam@cityproperty.com with subject line reading 'Chandler Crossing Newsletter'.

Management Company

City Property Management
4645 E Cotton Gin Loop
Phoenix, AZ 85040

Phone: (602) 437-4777

Fax: (602) 437-4770

Community Manager

Mary Jane Labut, ext. 126
mlabut@cityproperty.com

Association Coordinator

Jacqueline Gillam, ext. 124
jgillam@cityproperty.com

Association Accountant

Jamie Murad, ext. 218
jmurad@cityproperty.com

Chandler Crossing Estates Homeowners' Association



Holiday Decoration & Light Displays

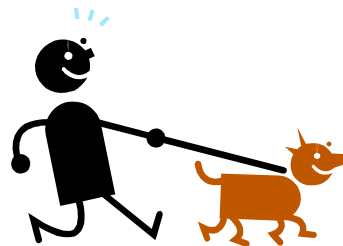
It's time to start planning your holiday light displays for the Chandler Crossing Estates annual competition. Three \$50 gift certificates will be awarded for the 3 best holiday light displays in Chandler Crossing Estates. The judges are the HOA Board and the Architectural committee. The judging will occur during the evenings of December 10th -12th so be sure to have your lights shining brightly.

When planning your holiday display, please remember the following from the Chandler Crossing Estates Rules & Regulations:

Seasonal decorations may be displayed from November 1st to January 15th, however decorations must be removed within 15 days following any holiday within this time period.



Are You A Responsible Pet Owner?



While many pet owners do pickup after their pets, there is still a considerable amount of animal waste left behind in all the common areas. Animal waste is a threat to the health of all of us, it transmits diseases and degrades our common areas. ***Please, CLEAN UP AFTER YOUR PET!***

Rental Reminder:

If you are going to rent or lease your property, *you must inform your renters of the CC&Rs* and ask them to sign a document stating they will abide by the rules and regulations. If they do not comply, their infractions become the responsibility of the property owner.



The Board of Directors meets every other month on the third Tuesday at 5:30 p.m. in City Property Management's offices. Please call Jacqueline at (602) 437-4777 ext. 124 if you would like to be added to the agenda at least two weeks prior to the meeting date. The next meeting will be held Jan 18, 2011. All owners are welcome!

Advertising in Newsletter

If you have a business you would like to advertise in the community newsletter, please contact Mary Jane Labut at mlabut@cityproperty.com. There will be a nominal cost for advertising.

After Hours
Emergency

Call 602-437-4777

Follow the prompts to contact the on-call property manager.



Architectural Reminder

As home owners continue to paint their houses in the community, we want to remind residents of the procedures for architectural submittals. All paint color must be submitted to the architectural committee for approval prior to painting. There are many colors that the architectural committee has approved previously, a list of which can be found at chandlercrossinghoa.com/HomeColors.htm

Even colors that have been previously approved must be submitted to the architectural committee. To find the form to submit your architectural request please visit the Chandler Crossing website at chandlercrossinghoa.com/Forms.htm and click the Architectural Change Request Form link.

If you follow all directions on the form and provide as much information as possible, the process is relatively simple and the architectural committee can respond quickly. Thanks to all of those who have made the community more attractive by adding all of the beautiful color to their homes.

Parking

Please remember that parking on the street is prohibited as is parking a vehicle, boat, trailer etc on the gravel. Some homeowners have installed gates to their back yards and park boats or trailers back there. These must NOT be visible from either the street or any neighbor's yard. In other words the party wall has to be taller than the boat or trailer.

Speeding

The Board understands the dangers this presents, and we are looking into ways to reduce the speeding violations. However, the greatest impact comes from the homeowners. Whenever you see a speeding vehicle or any other illegal activity, call the Chandler police at 480-782-4130 and report the activity. If the Chandler police receives calls they will pay attention, and the more often we have a patrol car in the area, the less likely we will have future speeding or other illegal activity in the community.

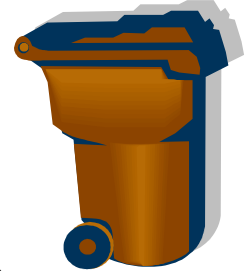


TRASH RECEPTACLES

The following passage comes from page 4 of the HOA Rules for Living at Chandler Crossing Estates booklet.

*"No garbage or trash may be placed on any lot or parcel, except in covered containers that meet the specifications of the City of Chandler. Each owner is responsible for removal of rubbish, debris, and garbage not only from his lot or parcel but also from all public right-of-way in front or along side of the owner's lot or parcel. **Trash containers may not be visible from neighboring property except on collection day.** Trash containers should be put out no earlier than 5PM the night before pick-up."*

The exception to trash placed on the lot and not in a container would be if you have scheduled a bulk trash pickup with the City of Chandler. Each residence in the City of Chandler receives **two free bulk collections a year.** After that you will be charged \$25 per bulk trash pickup. Bulk trash is any item that is too large to fit in a curbside container like a refrigerator, washer, dryer, water heater, tree trimmings, furniture, broken toys, etc. To schedule a bulk trash collection contact the City of Chandler Solid Waste Department at 480-782-3510.



Block Party Information

If your part of the community is planning to hold a block party, please contact Mary Jane at City Property Management Company at

602-437-4777, ext 126

to find out what assistance can be offered from the association.

Thinking of buying or selling?

Call Rachael Richards; she is the Chandler
Crossing neighborhood specialist.

Rachael has over 5 years experience and is among the top 1% in sales in the East Phoenix Valley. She specializes in traditional sales and short sales. If you know of anyone that would like a private consultation regarding the sale of their home, please call Rachael at 602-432-5705



CHANDLER CROSSING UPDATE DECEMBER 2010

CHANDLER CROSSING CURRENT LISTINGS

3887 W Harrison St/3 bd/1.75 Bath/1428 SQFT/ List Price \$137,500
6811 W Megan St/4bd/3ba/2538 SQFT/List Price \$337,900
830 N April Dr/4bd/2ba/1840 SQFT/List Price \$200,000(Contingent Offer)

CHANDLER CROSSING PENDING SALES

6712 W Shannon St/3 bd/2 ba/1428 SQFT/List Price \$144,900
6673 W Linda Ln/4 bd/2 ba/1,567 SQFT/List Price \$147,900
6711 W Dublin Ln/3 bd/2 ba/1428 SQFT/List Price \$159,900
6613 W Ivanhow/4 bd/3ba/2665 SQFT/List Price \$287,000

CHANDLER CROSSING CLOSED SALES FOR 2010

6650 W Megan St/3 bd/2 ba/1,567 SQFT/Sales Price \$126,000
6790 W Megan St/4 bd/2 ba/1,567 SQFT/Sales Price \$139,000
6653 W Linda Ln/3 bd/2 ba/1,218 SQFT/Sales Price \$154,000
6805 W Harrison St/3 bd/2.5 ba/1,746 SQFT/Sales Price \$165,000
6650 W Megan St/3 bd/2 ba/1,567 SQFT/Sales Price \$171,400
6721 W Dublin Ln/3 bd/2.5 ba/1,567 SQFT/Sales Price \$175,000
6914 W Harrison St/3 bd/2.5 ba/1,746 SQFT/Sales Price \$175,000
6863 W Ivanhoe St 3 bd/2ba/1,849 SQFT/Sales Price \$185,000
6883 W Laredo St/4 bd/2ba/1,940 SQFT/Sales Price \$198,750
6913 W Ivanhoe St/4 bd/2ba/1,897 SQFT/Sales Price \$209,000
6762 W Shannon St./4 bd/2ba/1,840 SQFT/Sales Price \$212,000
6630 W Del Rio St/4 bd/2 ba/1,940 SQFT/Sales Price \$216,000
675 N Wyatt Dr/ 5 bd/3 ba/2,753 SQFT/Sales Price \$265,098
6813 W Ivanhoe St/4 bd/3ba/2,665 SQFT/Sales Price \$287,000

The buyers are very active in the current market due to values and incredibly low interest rates. Rachael Richards has a personal guarantee on her service and her proactive sales approach reaches hundreds of buyers and sellers each week. If you are considering buying or selling contact Rachael at 602-432-5705 or email at info@rachaelrichards.com.

Neighbors Helping Neighbors....

We have had a recent report of stolen patio furniture in the Community. Help support one another by being aware of your neighborhood surroundings.

If you witness a crime in progress or suspicious activity that requires immediate attention, please call 911 to have the Chandler Police come out.

If you are unsure of something that is occurring in the neighborhood and want to have it checked out, you may call the City of Chandler Police non-emergency number (480) 782-4130. If everyone keeps their eyes and ears open, together we can keep our community great and crime free.