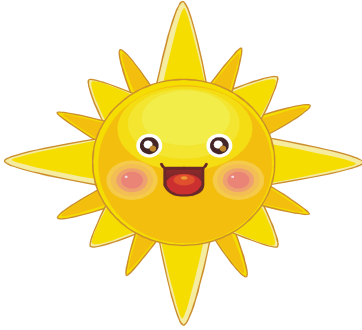


Summer 2010



Board of Directors

President

Mary Loomis

Vice President

Kevin Lynch

Secretary/Treasurer

Dane Anders Platt

Website

www.chandlercrossinghoa.com

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

Brittany Carter, ext. 124
bcarter@cityproperty.com

Association Accountant

Jamie Murad, ext. 218
jmurad@cityproperty.com

Chandler Crossing Estates Homeowner's Association

It's Back to School Time

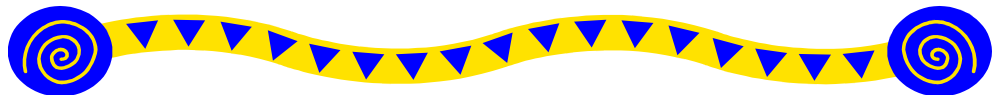
If you don't have children in an Arizona public school, here is something you may not know about. Arizona tax law (A.R.S. 43-1089.01) allows taxpayers a tax credit of up to \$200 for single taxpayers or \$400 for married taxpayers that file a joint return if they contribute to extracurricular activities in public schools. By making a tax credit donation, you will receive a dollar for dollar tax credit on your state tax return. For more information, please read the AZ Department of Revenue brochure at www.revenue.state.az.us.

Okay, so how does the "tax credit" work?

Just send a donation by check or money order to the School of your choice. Your donation may be designated for the general support of extracurricular programs at the school of your choice, or you may designate a specific extracurricular program. You may also specify that your donation is a fee to cover the cost of a specific child's participation in a specific activity. You must enclose your social security number with your donation, so the school can send you the receipt which is required to take the tax credit.

Then, when you fill out your 2010 Arizona tax return, you can subtract the amount of your contribution — up to \$200 maximum (\$400 for married couples filing a joint tax return) — from what you owe in taxes for the year. ***It's not just a deduction; it's a credit!***

If you would like more information, please contact Mary Loomis at mary@chandlercrossinghoa.com.



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 Brittany 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 September 21, 2010. 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.

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.

Understanding Your Homeowners Association

Most of you have purchased into a homeowners association knowing what an HOA is and the benefits of living in one. The common question is, what kind of HOA have you purchased into? Well, you can rest easy, because it is really simple to understand.

The Homeowners Association has 4 goals:

1. Preserve the community *(keep it going)*
2. Maintain the community *(keep it standing)*
3. Improve the community *(keep it looking new)*
4. Enhance the community *(make it better)*

If you keep that in mind, living in a homeowners' association is really one of the best decisions you will ever make. By living in an Association, following the Restrictions, Rules and Regulations will assist the preservation, maintenance, improvements and enhancements of what you had originally purchased into.

It is again very simple. Even though there are regulations, there are only about 5 common violations found in every community throughout the entire state of Arizona. By avoiding these 5 common violations of the Restrictions, Rules and Regulations you can literally help the Association (you) save thousands of dollars over time in mailings and postage, not too mention any frustration with your new community.

Avoiding these 5 common violations will keep you from receiving notices from your Homeowners Association!

5 Common HOA Infractions To Be Mindful Of

1. **Unapproved Changes To Your Home**—This includes any change that would be visible from the street, common area or your neighbors.
2. **Weeds, Weeds, Weeds**—If possible, have your yard treated chemically with a pre and post emergent for weed control.
3. **Storage Trash and Recycling Containers**—After trash pick up, please store containers out of view
4. **Inappropriate Parking**—Review your CC & R's and Rules and Regulations for more information
5. **RV's, Boats, Trailers, ATV's**—Review your CC & R's and Rules and Regulations for more information

2009 Survey Questions	2009 Average Score
1. What is your current opinion of City Property Management as our management company?	7.13
2. How would you rate your Boards overall performance?	7.74
3. How would you rate the overall performance of our landscaping company?	6.37
4. How do you feel about the current condition of the landscaping in the green belt area? (new granite installed)	7.05
5. How do you feel about the current condition of the landscaping along 56th street? (new granite installed)	7.02
6. How do you feel about the current level of CC&R enforcement concerning parking on the streets?	5.15
7. How do you feel about filling out a form listing information about your vehicles to help us get parking violations to the right owner?	7.36
8. How do you feel about the current level of CC&R enforcement concerning keeping property neat and clean?	5.46
9. How do you feel about the annual community picnic? What changes would you like to see?	5.56
10. Did you attend the picnic last year? Y or N Will you plant on attending this year's picnic? Y or N	---

CHANDLER CROSSING UPDATE

ACTIVE LISTINGS

6795 W Harrison St 3bd/2ba/1,428 SQFT/\$150,000 Listed by Rachael Richards
6684 W Harrison St 3bd/1.75 ba/1,428 SQFT/\$159,900
6805 W Harrison St 3bd/2.5ba/1,746 SQFT \$174,900
6911 W Del Rio St 4bd/3ba/2,539 SQFT/\$349,500



ACTIVE LISTINGS WITH CONTINENCY OFFERS

830 N April Dr 4bd/2ba/1,840 SQFT List Price \$200,000
6914 W Harrison St 3bd/2.5ba/1,746 SQFT/List Price \$179,000

RECENT SALES SINCE JANUARY 1, 2010

6650 W Megan St 3bd/2ba/1,567 SQFT/ Sales Price \$126,000
6653 W Linda Ln 3bd/2ba/1,218 SQFT/Sales Price \$154,000
6721 W Dublin Ln 4bd/2ba/1,567 SQFT/Sales Price \$175,000
6683 W Laredo St 4bd/2ba/1,940 SQFT/Sales Price \$198,750
6630 W Del Rio St 4bd/2ba/1,940 SQFT/Sales Price \$216,000
675 N Wyatt Dr 5bd/3ba/2,753 SQFT/Sales Price \$265,098



HOME MORTGAGE APPLICATIONS INCREASING

Homeowners are clamoring for some good news on the housing market. Applications for home loans edged up last week as mortgage rates continued to hover near the lowest level in decades.

The Mortgage Bankers Association said that overall applications rose 1.3 percent from a week earlier. Applications to refinance home loans increased 1.3 percent, and those to purchase homes rose 1.5 percent. The numbers are seasonally adjusted. This is a good indicator in the housing market. Buyers are taking advantage of the extremely low rates.

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

Laws of Nature

- Law of Mechanical Repair - After your hands become coated with grease, your nose will begin to itch and you'll have to pee.
- Law of Gravity - Any tool, when dropped, will roll to the least accessible corner.
- Law of Probability -The probability of being watched is directly proportional to the stupidity of your act.
- Law of Random Numbers - If you dial a wrong number, you never get a busy signal and someone always answers.
- Law of the Alibi - If you tell the boss you were late for work because you had a flat tire, the very next morning you will have a flat tire.
- Variation Law - If you change lines (or traffic lanes), the one you were in will always move faster than the one you are in now (works every time).
- Law of the Bath - When the body is fully immersed in water, the telephone rings.
- Law of the Result - When you try to prove to someone that a machine won't work, it will.