

Chandler Crossings Estates

HOMEOWNER'S ASSOCIATION

Summer 2014



Management Company

City Property Management
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Summer safety for your pets

With the temperatures rising in Arizona, it is crucial that we take extra precautions with our pets. The Humane Society of Arizona has come up with tips to keep our pets safe for this summer.

Provide your pet with water: Be sure you are constantly offering your pets water. If possible add ice to your pet's water to help keep them cool.

Provide Shade: If your pet will be spending time outdoors be sure to provide a place with shade trees or a tarp to keep your pet out of the sun.

Limit outdoor play time: The best time to walk your pets, especially during summer, is early mornings or later in the evening.



Keep pets out of cars! If you are traveling with your pet never leave them in a car unattended even with the windows down. By state law, leaving an animal unattended and confined in a motor vehicle where physical injury to or death of the animal is a likely result is considered a class 1 misdemeanor.

Board of Directors

President

Mary Loomis

Vice President

Kevin Lynch

Member at Large

Dale Mukavetz

Website

www.chandlercrossinghoa.com

The Board of Directors meet every other month on the third Tuesday at 5:30 p.m. in City Property Management's offices. Please call Mary Jane at (602) 437-4777 ext. 126 if you would like to be added to the agenda at least two weeks prior to the meeting date. All owners are welcome!

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!**

After Hours

Emergency

Call 602-437-4777

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

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.



Mango and Cucumber Salsa

Ingredients:

1 Mango, diced small
1/4 cup Hot House Cucumber, seeded and diced small
1/3 cup Red Onion, diced small
1 tablespoon Fresh Cilantro, chopped
1 Lime, juiced
Sea Salt and Black Pepper, to taste

Directions:

Place the diced mango, cucumber, red onion and chopped cilantro in a bowl. Season with sea salt and black pepper. Squeeze the juice of an entire lime on top and toss to combine. Taste for seasoning, then refrigerated for at least one hour and serve with tortilla chips or on top of baked fish.

Protecting your home while on vacation



While summer vacation is a time to kick back, relax and enjoy the sun, your time away from home can leave the place vulnerable. By taking a few preventive measures to keep your house safe while you're gone, you can make the most of your vacation and give yourself a little peace of mind.

Here are some tips on how to stay safe while you're away this summer.

Don't Tip Off Thieves - While most people will take some basic preventative measures to avoid tipping off thieves — like having a neighbor come over to pick up the mail, look in every now and then and, maybe, mow the lawn — this often isn't enough to stop a determined crook. Here are some extra measures you can take to make sure criminals don't break in while you're away.

Keep it Secure: Many people leave their garage door openers in the cars, and thieves know this. With a swift smash of a window, that parked car in your driveway has given them access to your garage. Make sure you hide your garage door opener — good advice even when you're not on vacation. While you're at it, make sure to remove any extra keys you have stashed away. You might think your hiding spot behind the drainpipe is ingenious, but a clever thief often knows right where to look.

Use Technology to Your Advantage: While you can get a friend to occasionally check in, you can put your smartphone or tablet to work to give you realtime surveillance around the clock. The Dropcam is a wifi-enabled security camera that allows you to stream video directly to Android and Apple devices and can even send you alerts to your phone when something is wrong. For a fuller security system, you can also check out Lowe's Iris smart home system, which includes video surveillance, motion sensors, door and window sensors, and a door lock, all of which you can control and monitor from your phone. If you already have a monitored home security system, check with your provider to see if they have an app that allows you to check in on your home. Many, like ADT's Pulse will allow you to extend your home security system's features, giving you access to check in while you're on the go.

Preventing Disaster - Thieves aren't the only thing you have to worry about while you're away. Disaster can also strike, leaving your house damaged or destroyed. However, you can take steps to mitigate potential problems.

Check Your Water Heater: A water heater can go at any time, but if it occurs while you're away for a few weeks, clean up and repairs can cost tens of thousands of dollars. Unfortunately, there's no surefire way to know when a water heater might start leaking, but you can check for some common signs that disaster is imminent. Big leaks often start as small leaks, which many people don't notice until it's too late. Look for any drops of water, as well as rust or corrosion around the edges of the tank.

Unplug Before Your Leave: Black outs and brown outs can be common in the summer months, especially when a sudden heat wave puts a lot of pressure on the local power grid. When the power comes back on, the resulting surge can harm delicate electronics. So before you head out on your big vacation, make sure to unplug your gadgets.

Turn Down Your Air Conditioner (But Don't Turn It Off): To save money, many people might be tempted to turn the air conditioner off entirely while they are out of town. The problem is that in humid summer weather, your hot, sealed-up home can quickly become a breeding ground for mold — not a fun thing to return to after your vacation. By setting the thermostat at 85 degrees, you'll keep the heat and humidity in check without costing you a fortune to run it while you're away.

HOA Rules and Regulations REMINDER

Any structure exceeding the height of the wall surrounding the house may not be erected without written approval from the Architectural Committee. The Architectural Committee will generally require the homeowner desiring to erect a structure exceeding wall height to submit written approval from all adjacent neighbors who can see the item from their property. This includes all store sheds, gazebos, patio covers, swing sets and playsets. No items may be erected within 5 feet of any party or common wall without architectural approval.

CITY PROPERTY MANAGEMENT – OFFICIAL HOMEOWNER WEBSITE

In order to better serve you, we are asking that you please make sure that all of your contact information, including your email address, is up to date with our office. This will help facilitate getting notices out to homeowners via email, which will help to reduce future postage/printing costs. To update your email address and other information, view your account, view community documents, or view violation notices in color, please visit the Homeowner Account Management Website at:

<https://homeowners.cityproperty.com>

