

Chandler Crossing Estates

HOMEOWNER'S ASSOCIATION

Summer 2015



Management Company

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

Phone: (602) 437-4777
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Community Manager

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Association Assistant

Kerry Kochenash, ext 159
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Association Accountant

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After Hours Emergency

Call 602-437-4777

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

Summer Water Safety

Too often, firefighters hear people say, "I only turned my back for a few seconds." Sadly, just a few seconds is all it takes for a child to drown. Drowning is one of the leading causes of death for children under age four in Arizona. Most children drown in their own pools, but many children drown in canals, buckets, toilets, bathtubs and ponds. Near-drowning calls are also tragic. Near-drownings can cause permanent brain damage. Drowning and near-drowning can be prevented! Anyone involved with young children needs to be aware of this tragedy.



If you find someone in trouble in the water:

- Yell for help and pull the person out of the water.
- Call 9-1-1 immediately! Stay on the line.
- Begin CPR.
- If you are not trained, follow the instructions from the 9-1-1 operator until help arrives.



How to prevent drowning:

- Use an approved barrier to separate the pool from the house.
- NEVER allow children to be alone near a pool or any water source. This includes bathtubs, buckets, toilets, ponds and canals.
- Have life-saving devices near the pool, such as a hook, pole, or flotation device.
- Keep large objects such as tables, chairs, tricycles, ladders away from pool fences.
- Post the 9-1-1 number on the phone. Think about installing a phone near the pool area.
- NEVER leave children unattended in or around a pool. ALWAYS have a designated child watcher.
- Do not allow children to play in pool area. Store all toys out of the pool area.
- If you leave the pool area take the child (children) with you.

Pool safety tips:

- Learn to swim.
- Never swim alone.
- Never swim under the influence of alcohol or medications.
- Never swim when you hear thunder or see lightning.
- Never dive into an unfamiliar body of water

Board of Directors

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Dale Mukavetz

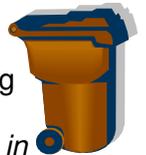
Website

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!

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. Residents paying for city-provided solid waste services can schedule a free recycling and/or trash bulk pick up at their front curb every six weeks. Residents can also self-haul to the Recycling-Solid Waste Collection Center throughout the year. 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 or for more details contact the City of Chandler Solid Waste Department at 480-782-3510. Additional information regarding services provided by the City of Chandler can be found on their website at www.chandleraz.gov

Recipes



Quinoa Salad

Dressing:

Finely grated zest and juice of 1 lemon
3 Tbsp. olive or vegetable oil
1/2 tsp. ground coriander
1/2 tsp. ground cumin
1/2 tsp. paprika
Salt and freshly ground black pepper

Salad:

1 cup red or white quinoa, rinsed well
1/2 tsp. salt
2 cups cold water
1 cup dried cranberries
Warm water
Kale bunch, chopped
2 green onions, sliced diagonally
1/4 cup toasted slivered or sliced almonds

Directions

In a bowl, whisk together lemon zest, lemon juice, oil, coriander, cumin and paprika. Season to taste with salt and pepper.

In a saucepan, combine quinoa, salt and cold water; bring to a boil over medium-high heat. Stir, reduce heat to low, cover and simmer for about 15 minutes or until water is absorbed and quinoa is tender. Fluff with a fork, spread on a large baking sheet and let cool completely.

Meanwhile, place cranberries in a small bowl. Cover with warm water and let stand for about 5 minutes or until plump. Drain and set aside.

Place cooled quinoa in a large salad bowl. Add cranberry mixture, kale, green onions and almonds. Add the dressing and toss to combine.

The dressing can be stored in an airtight container in the refrigerator for up to 1 day. The quinoa can be cooked up to 1 day in advance; after cooling, transfer to an airtight container and refrigerate.

VARIATION:

Add shredded, roasted chicken to make salad a completed meal



Recently, it has been brought to our attention that there has been a few vehicles that have had their wheels stolen during the night, with the vehicle being left up on blocks. In each case, the police were called and this will help with additional patrols in the community. We are bringing this to your attention so that everyone is aware that this has happened and can take steps to protect your property. Please be aware of what is happening in your neighborhood and if you hear or see something that looks questionable occurring, please contact the police. We have also been made aware that landscaping block stolen from other homes in the community has been used to prop up the vehicles when the wheels are being stolen. For further information on how to protect your property, please contact the Chandler Police at their non-emergency number ph: 480-782-4130

Where are You Parking?

It's great to see so many of you parking in your garage or driveway. However, there are still a few out there not abiding by the HOA rules.

Please refrain from parking on the gravel or any unpaved surface.

The HOA Rules for Living at Chandler Crossing Estates page 3 clearly states that, "No vehicle may be parked on unapproved parking surfaces such as dirt or gravel.

If your vehicle is spotted on the gravel City Property Management will send a violation letter to you.

Failure to comply with the rules of the HOA may result in fines being issued.



BOARD MEETING DATE CHANGE

The board meeting for June, 2015 has been changed for this month only from June 16th to June 23rd.

After Hours
Emergency
Call 602-437-4777
Follow the prompts to contact the on-call property manager.

Check the website for updated Rules and Regulations and Design Guidelines July 1st.



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>