



Chandler Crossing Estates

HOMEOWNER'S ASSOCIATION

Winter 2014



Management Company

City Property Management
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Community Manager

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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 December 19-21 so be sure to have your lights shining brightly.

IMPORTANT REMINDER!

All Holiday decorations and lights
should be removed from the
exterior of your home by:

January 15th.



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!

HOLIDAY PACKAGES—SAFETY TIPS FROM THE

U.S. POSTAL SERVICE

BRING IN YOUR PACKAGES BEFORE THEY DISAPPEAR

This is the time of year when deliveries left at your front door could find themselves in other hands. There are ways to protect yourself.

According to the United States Postal Service, this is the time of year when packages left behind by delivery services and even the local mailman often disappear. In various cities there have been reports of packages being stolen from the homes of people waiting for them.

The U.S. Postal Service reports it is geared up and ready for a projected 365 million holiday packages this year, a 20 percent increase over last year.

It offers these four tips to help you protect yourself and your packages:

1. Ask a friend or family member to pick up the pending packages.
2. Ask the company delivering the package to hold it at the post office or delivery center.
3. Have packages delivered at your place of work
4. Do not leave packages out for a lengthy amount of time; pick them up as soon as possible should you choose to leave them at the front



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.

Holiday Recipes

Fresh Cranberry Sauce

Cook time: 15 minutes - Makes 2 ¼ cups

Ingredients

- 1 cup sugar
- 1 cup water
- 1 12-ounce package Fresh or Frozen Cranberries

Directions

- Combine sugar and water in a medium saucepan. Bring to boil.
- Add cranberries, return to boil.
- Reduce heat, cover and boil gently for 10 minutes, stirring occasionally. Cranberries will pop open.
- Cover and cool completely at room temperature.
- Refrigerate until serving time.
- OPTIONAL - use orange juice in place of the water.



Holiday Safety

Be Safe when it comes to shopping and keep thieves from spoiling your holiday cheer

The holidays are the season for giving gifts to family and friends. Make sure you don't wind up giving your gifts to thieves instead. Shoppers this time of year often fall victim to theft and robbery. But, if you're careful and follow a few common-sense rules, you can protect yourself and your purchases.

The Department of Consumer Affairs Bureau of Security and Investigative Services (BSIS) offers the following advice to shoppers:

- Don't linger in the parking lot of a store or mall.
- Before entering a store, make a mental note of where you're parked and which entrance and exit you'll use. When you're ready to leave, get your car keys out before you exit the building, and quickly store your purchases out of sight, preferably in the trunk.
- Be aware of your surroundings: Think safe, be safe.
- Keep purses and wallets close at hand. Whenever possible, use breast pockets in jackets or front pockets in pants to store keys or money. Keep an eye on your credit cards: Make sure you get them back from cashiers. Remember, they are very busy this time of year.
- If you are the victim of a theft or some other crime, look for one of the uniformed security guards that usually patrol the mall. They are trained to act quickly to protect consumers, notify authorities and collect information that may help police catch suspects. If no uniformed guards are around, contact a store employee or go to the mall's information booth to report the incident.
- If you use a home security system or a security patrol company, the holiday season is a good time to reacquaint yourself and your family with those pertinent procedures and telephone numbers.
- If you put gifts under a tree at home, keep nearby windows closed

Pumpkin Fluff Dip

Prep Time: 5 mins - Total Time: 35 mins - Servings: 28

"This is a creamy, fluffy pumpkin dip that is served with ginger snaps, vanilla wafers and/or cinnamon graham crackers. Fast and easy to make and great to take to pot luck dinners. You can make this healthier by using fat free/sugar free ingredients."

Ingredients

- 1 (8 ounce) Cool Whip, thawed
- 1 (5 ounce) vanilla instant pudding mix
- 1 (8 ounce) cream cheese, softened
- 1 (15 ounce) cans solid pack pumpkin
- 1 teaspoon pumpkin pie spice

Directions

- In a large bowl, mix together vanilla pudding mix, cream cheese, pumpkin and pumpkin pie spice.



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. Free curbside bulk collection can be scheduled for each residence once every six weeks. Call Solid Waste Customer Service at 480-782-3510 for the date available for your next free bulk. If you would like an additional bulk collection in between the six weeks there is a fee. 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.



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>