



Chandler Crossing Estates

HOMEOWNER'S ASSOCIATION

Winter 2015



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.



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 door.

Board of Directors

President

Mary Loomis

Vice President

Kevin Lynch

Member at Large

Dale Mukavetz

Website

www.chandlercrossinghoa.com

Community Rules & Regulations revised

The Chandler Crossing Board of Directors and City Property Management Company recently reviewed the Community Rules & Regulations and are updating the document to meet current conditions. Most revisions are minor, such as making terms more clear and consistent. Some revisions are more major, such as changing and adding standards.

The updated document will be uploaded by January 1st to the community website. Please go to the Chandler Crossing HOA website www.chandlercrossinghoa.com, click the Community Documents link, click the Documents folder, and open the Community Rules & Regulations.

If you have questions or comments about the Community Rules & Regulations, email our City Property Management, Mary Jane Labut, at: mlabut@cityproperty.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!

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

Rolo Pretzel Delights

Ingredients

1 Small pretzel
1 ROLO Chewy Caramels in Milk Chocolate

1 Pecan halves

Directions

Heat oven to 350°F. Line cookie sheet with parchment paper or foil.

Place one pretzel for each pretzel treat desired on prepared sheet. Top each pretzel with one unwrapped ROLO Chewy Caramel in Milk Chocolate.

Bake 3 to 5 minutes or until caramel piece begins to soften, but not melt. Remove from oven; top with either pecan half or additional pretzel. Cool completely.



Oatmeal Cookies

Yield: 72 cookies

Ingredients

3 eggs, well beaten
1 cup raisins
1 teaspoon vanillas
1 cup butter
1 cup brown sugar
1 cup white sugar
2 1/2 cups flour
1 teaspoon salt
1 teaspoon cinnamon
2 teaspoons baking soda
2 cups oatmeal
3/4 cup chopped pecans, optional

Directions

This is a very important first step that makes the cookie: combine eggs, raisins and vanilla and let stand for one hour.

Cream together butter and sugars.

Add flour, salt, cinnamon and soda and mix well.

Blend in egg-raisin mixture, oatmeal, and chopped nuts.

Dough will be stiff.

Drop by heaping teaspoons onto ungreased cookie sheet, or roll into balls and flatten slightly.

Bake at 350 degrees for 10 to 12 minutes or until lightly browned.



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 and drapes or blinds shut at night or when no one is at home.

Block Parties

While the Board of Directors encourages everyone to attend the annual Chandler Crossing community event each Spring, they also understand that portions of the community may want to hold smaller gatherings on their own street. Therefore, the Board has set aside \$1,000 for this purpose with the following parameters: The association will reimburse up to \$200 per party and only one each 12 months per group. In addition, each group must follow the City of Chandler's rules to block off a street with barricades. Reimbursement will only cover food, non-alcoholic beverages, and entertainment such as a bouncy house or clown. Please contact Mary Jane Labut at City Property Management prior to your planned event to arrange for reimbursement.



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>.

HOA YOUR WAY.

The **CITYLink HOA App!** By using the App, owners will be able to pay assessments, view important documents, vote, report lost/found pets, and much much more! In fact, this is the most sophisticated HOA App in the industry, and *ONLY CITY HAS IT!* Download the App for free by visiting citylink.cityproperty.com using your phone or tablet's browser for links to the app. Sign in using your Homeowner Login Info.