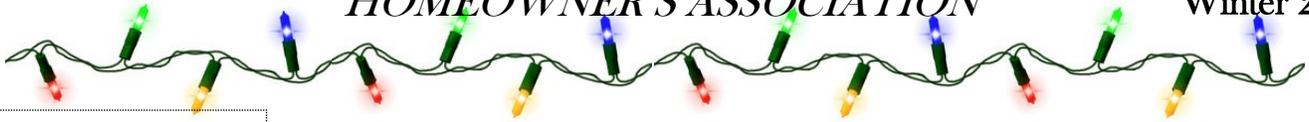


Chandler Crossing Estates

HOMEOWNER'S ASSOCIATION

Winter 2016



Management Company

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

Phone: (602) 437-4777

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Community Manager

Mary Jane Labut, ext. 2126
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Association Assistant

Kerry Kochenash ext 2159
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Association Accountant

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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. 2126 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.

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 16-18 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 Safety Traveling Tips

Whether you are just out shopping or traveling a longer distance this holiday season, here are a few safety reminders for when you hit the road.

- Use a designated driver to ensure guests make it home safely after a holiday party; alcohol, over-the-counter or illegal drugs all cause impairment.
- Make sure every person in the vehicle is properly buckled up no matter how long or short the distance being traveled, whether it's the long trip to visit family or around the block to the mall.
- Make sure the vehicle is properly maintained, and keep an emergency kit with you.
- Be prepared for heavy traffic, and possibly heavy snow.
- Shopping center parking lots are busier during the holidays. Keep an eye out for distracted pedestrians and drivers who may not be paying attention to you, especially when backing out of parking spaces.
- For parents of teens, remind them to be extra alert during this holiday season, when conditions are more challenging even for experienced drivers.
- Make sure you are not distracted while driving. Commit to keeping your phone down. No text message or play list is worth the risk; distracted driving causes one-quarter of all crashes.
- Make Sure Every Passenger has a Seat Belt, Car Seat or Booster Seat
- When traveling in large groups, all riders in a vehicle need their own seat belt or car seat, even for short rides.

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:

- ⇒ Ask a friend or family member to pick up the pending packages.
- ⇒ Ask the company delivering the package to hold it at the post office or delivery center.
- ⇒ Have packages delivered at your place of work
- ⇒ 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.



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>

Download the Mobile App for free by going to the Google play or the Apple store, or visit citylink.cityproperty.com using your phone or tablet's browser for links to the app. Sign in using your Homeowner Login Info.



Holiday Safety At Home



Decorate Your Tree With Your Kids in Mind - Kids are curious and will want to play with the ornaments on the tree, so you might as well prepare. Move the ornaments that are breakable or have metal hooks towards the top of the tree. That makes room at the bottom for the ones that are safer for young kids.



Water the Tree Regularly - Natural trees look beautiful and smell great, but if they're not watered regularly, needles can dry out and pose a potential fire hazard. Make sure your tree has plenty of water by checking it regularly.

Check the Lights - Lights are one of the best parts of holiday decorating. Take a look at the ones on your tree and in and around your home for exposed or frayed wires, loose connections or broken sockets.

Blow Out Candles and Store Matches Out of Reach - Keep holiday candles at least 12 inches away from anything that can burn, and don't forget to blow them out when you leave the room or before you go to sleep.

Make a habit of placing matches and lighters in a safe place, out of children's reach. Avoid novelty lighters or lighters that look like toys.

Keep Harmful Plants Out of Reach - Plants can spruce up your holiday decorating, but keep those that may be poisonous out of reach of children or pets. This includes mistletoe berries, holly berry, and Jerusalem cherry.

In a poison emergency, call the national Poison Control Center at 1-800-222-1222.

Find the Perfect Toy for the Right Age - Consider your child's age when purchasing a toy or game this holiday season. It's worth a second to read the instructions and warning labels to make sure the gift is just right.

Before you've settled on the perfect toy, check to make sure there aren't any small parts or other potential choking hazards.

Keep Button Batteries Away from Young Kids - Keep a special eye on small pieces, including button batteries that may be included in electronic toys. While these kinds of games are great for older kids, they can pose a potential danger for younger, curious siblings.

Don't Forget a Helmet for New Bikes or Other Toys - If your child's heart is set on a bike, skateboard or scooter this holiday season, be sure to include a helmet to keep them safe while they're having fun.

Prevent Spills with Pot Handles - Kids love to reach, so to prevent burns from hot holiday food or liquid spills, simply use the back burner of your stove and turn pot handles away from the edge.

Avoid Placing Foods on an Open Oven Door - Your oven door may not be as strong as you think. To prevent oven tip-overs, place heavy foods or other items on a counter top out of the reach of young children, and not on an open oven door.

Engage Older Kids in Cooking - Teach older responsible kids how to cook safely. Teach them never to leave the kitchen while they're using the stove or oven. Instruct older kids to use oven mitts or potholders to remove items from the oven or stove and teach them how to use a microwave safely.

Holiday Pet Safety Tips from ASPCA



The holiday season is upon us, and many pet parents plan to include their furry companions in the festivities. As you gear up for the holidays, it is important to try to keep your pet's eating and exercise habits as close to their normal routine as possible. Also, please be sure to steer pets clear of the following unhealthy treats, toxic plants and dangerous decorations.

Be Careful with Seasonal Plants and Decorations

Oh, Christmas Tree: Securely anchor your Christmas tree so it doesn't tip and fall, causing possible injury to your pet. This will also prevent the tree water—which may contain fertilizers that can cause stomach upset—from spilling. Stagnant tree water is a breeding ground for bacteria, and your pet could end up with nausea or diarrhea should he imbibe.

Avoid Mistletoe & Holly: Holly, when ingested, can cause pets to suffer nausea, vomiting and diarrhea. Mistletoe can cause gastrointestinal upset and cardiovascular problems. And many varieties of lilies can cause kidney failure in cats if ingested. Opt for just-as-jolly artificial plants made from silk or plastic, or choose a pet-safe bouquet.

Tinsel-less Town: Kitties love this sparkly, light-catching "toy" that's easy to bat around and carry in their mouths. But a nibble can lead to a swallow, which can lead to an obstructed digestive tract, severe vomiting, dehydration and possible surgery. It's best to brighten your boughs with something other than tinsel.

That Holiday Glow: Don't leave lighted candles unattended. Pets may burn themselves or cause a fire if they knock candles over. Be sure to use appropriate candle holders, placed on a stable surface. And if you leave the room, put the candle out!

Wired Up: Keep wires, batteries and glass or plastic ornaments out of paws' reach. A wire can deliver a potentially lethal electrical shock and a punctured battery can cause burns to the mouth and esophagus, while shards of breakable ornaments can damage your pet's mouth and digestive tract.



Reindeer Chow (Muddy Buddies)

Ingredients

14 Cups Chex cereal
18 oz holiday m&ms
12 oz semi sweet chocolate, bar or chips
½ Cup unsalted butter
1 Cup peanut butter
1 tsp vanilla extract
4-5 Cups powdered sugar

Instructions

Melt the peanut butter and butter in a microwave safe dish. Microwave in 30 second intervals until butter is melted.
Add the chocolate a little at a time until all is melted into the mix. You might need to microwave one last time to make sure everything is melted.
Add the vanilla. Stir together.
Put the cereal in a large bowl.
Drizzle the chocolate peanut butter mixture into the cereal in the bowl. Mix well.
Add 3 ½ cups of the powdered sugar into 2-gallon resealable food-storage plastic bag and add the mixed cereal into the bag. Close this tightly and shake vigorously. Add more powdered sugar ½ cup at a time if needed until all the cereal is coated.
Add the m&ms into the bag and toss.
Spread on waxed paper to cool.
Keep stored in an airtight container. I personally love to keep it in the freezer, YUM!
Enjoy!

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.