

NEWSLETTER DECEMBER 2005

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Board Members:

Susan Richardson
President
susan@cameronhoa.com

Alex Carter
Vice President
alex@cameronhoa.com

Kim Bishop
Secretary
kim@cameronhoa.com

Tony Berastegui
Director
tony@cameronhoa.com

Gerlinde Bubestinger
Treasurer
hoatreasurer@bubsti.com

BOARD OF DIRECTORS

On September 27th our community has voted on the Board of Directors:

- Susan Richardson (President)
- Alex Carter (VP)
- Kim Bishop (Secretary)
- Tony Berastegui (Director)
- Gerlinde Bubestinger (Treasurer)

We are a group of residents that want to be involved in the community to maintain a safe, clean and friendly neighborhood for everyone.

Board meetings occur quarterly with the **next meeting** scheduled for **Tuesday, January 24, 2006 at the Carter Residence (3831 W Irwin Ave), beginning at 6:30 p.m.** All community residents are welcome to attend the

meeting. We welcome any suggestions to help make us a better community.

Our management company, Renaissance Community Partners, continues to perform routine inspections of the common areas as well as neighborhood inspections for violations. Check out the website at www.cameronhoa.com for all the latest information and events.

On November 12th three board members volunteered their Saturday morning to take advantage of RCP's 'Board Member Training' to better understand their responsibilities and better serve the community.

The Board of Directors DOES NOT run the community, it promotes the community concept.

ARCHITECTURAL DESIGN REVIEW COMMITTEE

The ARC Committee has been chosen and is chaired by Alex Carter. ARC Committee members also include Helmut Bubestinger and Michelle Hennigan.

All architectural and landscaping changes have to be submitted to our management company, Renaissance Community Partners (RCP). RCP will contact the ARC committee to review the request and respond to the homeowner. The ARC will strive to review all requests in a timely manner.

Architectural Change = any structure visible above the fence line and/or from

the street.

Landscaping Change = any change in the front yard landscaping

The ARC is currently working on architectural and landscaping guidelines applicable to the whole community. Once the guidelines are drafted, they will be submitted to the Board of Directors for approval and then made available to all homeowners and residents of Cameron Creek.

The Architectural Request Form can be found online at www.cameronhoa.com or by calling the RCP office.

Management Company:

Renaissance Community Partners
Kevin Bishop
President

916 E Baseline Road,
Suite 201
Mesa, AZ 85204
Phone: 480-813-6788
Fax: 480-545-6196
Email: kevin@rcplimited.com
Web: <http://rcplimited.com/>

Next Meeting:

January 24th, 2006 @ 6:30 PM
Alex Carter
3831 W Irwin Ave.
Cameron Creek

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SOCIAL COMMITTEE

Kim Bishop chairs the newly formed social committee. Other members include Jennifer DeLosso, Angelica Torrez, Kevin Hennigan, and Susan Richardson. We will make every effort to organize regular activities likely to occur at the community park/play area. All residents are welcome to offer suggestions and help realizing them.

Jogging Club

Now that the intense heat of the summer

has subsided, Cameron Creek would like to start a jogging and walking club. Whether you get out only once a week or everyday, this will be a fun way to meet neighbors who share a common interest and also, exercising together provides safety in numbers. Just let us know your name, phone number and what time of day works best for you and then we can provide you with a partner or small group to call upon! Call Susan Richardson at 268-2090.

....[the homeowners association] gives continuity to the community, it preserves the architectural integrity and it maintains the common properties. Properly run, it promotes the community concept and protects the community's property values.

—*The Homeowners Association Manual*
by Peter M. Dunbar, ESQ.

COMMUNITY POLICIES

Assessment Collections Policy

- Assessments are due the first day of each month
- 2005 Monthly Assessment is \$45.00 per month
- Payments can also be made by Visa by calling RCP

15 days after due date - Late fee assessed - \$15.00 Charged to account

30 days after due date - Final notice sent - \$45.00 Charged to account

60 days after due date - Intent to lien notification sent - \$45.00 Charged to account

75 days after due date - Lien recorded - \$125.00 Charged to account

90 days after due date - Legal Action

If you have special circumstances affecting your ability to pay your assessments, please contact RCP to make arrangements. Their goal is to help you meet your financial obligations to the community. They can help you avoid costly collections costs by working with them.

CC&R Violations Enforcement Policy

- First observation of a violation - Stick

note left as friendly reminder

- Second observation of the same violation - Letter sent to homeowner
- Third observation of the same violation - \$25.00 fine (minimum)
- Each observation of the same violation will also carry fines until the problem is resolved

Please call RCP if there are circumstances that prevent you from being able to meet the community rules. Please let them help you avoid unnecessary fines by communicating with them.

CC&R Violations Appeal Policy

Cameron Creek HOA members may appeal fines to the Board of Directors either by letter, delivered to the management company office, or in person at a regularly scheduled meeting of the Board. Appeal must be placed on the agenda by contacting the management company. The Board of Directors will then decide to:

1. Grant the appeal and waive the fine.
2. Deny the appeal.

The decision is based on the following:

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- Severity of the violation. Health and safety concerns are most serious.
- Timeliness of compliance after first becoming aware of the CCR violation.
- History of previous CCR violations, if any, and the responsiveness of the member in addressing those violations. History of past fines being assessed.
- Other information relevant to this specific case (i.e. Information provided by the HOA member or his representative; information provided by others who may be affected, management company personnel, and other verified sources).

LANDSCAPING

Maintenance

Just to clarify an issue that may have been fuzzy. Residents are responsible for landscape maintenance for the entire viewable area around their home including the section between the sidewalk and curb. Additionally, if your home sits on a corner lot, you are responsible for the landscape maintenance between your property and the curb all around the corner to end of your fence line.

As a homeowner you have limited warranty on the landscaping (plants), so if a plant in your front yard dies, please

contact Great Westerns Warranty Department (Rick Warren, Phone 602-989-1196) to have it replaced.

To all residents who are not homeowners, please contact Great Westerns Warranty Department (Rick Warren, Phone 602-989-1196) for information how to proceed.

Activity

Did you know that recently several plants and trees were replaced? Our management company works closely with the landscapers on an ongoing basis to ensure the preservation of all trees, plants and rocks in the common areas.

Next Meeting:

*Tuesday.
January 24, 2006
Carter Residence
3831 W Irwin Ave
at 6:30 p.m*

SUGGESTIONS AND CONCERNS

Strong Odor

A neighbor voiced concern over the often-strong odor caused by the fertilizer/mulching facility on 35th Ave and Lower Buckeye. If you are bothered by this odor and would like to file a complaint, you may notify Janet Darcy, Maricopa Air Quality Supervisor at 602-506-3617.

Neighborhood Watch

Although we may feel that our neighborhood is safe, we can never take too many precautions to make it even safer. The City of Phoenix has a terrific program called Block Watch. If you would like more information, contact the City of Phoenix at 602-495-5004.

FINANCES (GERLINDE BUBESTINGER, TREASURER)

Being a very small community, we are operating on a very tight budget. As I learning during the 'Board Member Training', it will be necessary to

establish a Reserve Fund for replacement of common property. I have asked RCP to gather information on this matter so that the community can be

**Cameron Creek
Homeowner Association**

Renaissance Community Partners
916 E Baseline Road, Suite 201
Mesa, AZ 85204

Web: www.cameronhoa.com

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presented with relevant information and make an informed decision. Our Profit & Loss Statement (Jan. to Sep. 2005), as provided by RCP, shows a total income of \$18,959.74 and total expenses of \$7,288.71 leaving us with a net income of \$11,671.03. A more detailed Profit & Loss Statement can be obtained by contacting RCP at 480-813-6788.

VALUE OF A HOA

You may have wondered about the worth of having a homeowner association. The benefits of a homeowner association are many. Not only does it ensure the pleasing visual appearance of the community, it preserves the value of our homes and gives one more reason to be proud of.

We truly have the makings of a great community with new, beautiful quality homes and so many wonderful and caring neighbors. Let's continue to build a strong and unified community that we can all be proud of.