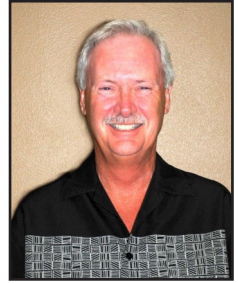




President's Message

Greetings!

I have had the privilege to serve as President of the ABM for the past 2½ years. During my tenure as a Director, and specifically as President, I have gained a sincere appreciation for what it takes to be an effective leader.



Respecting the trust that others have placed in you to “do the right thing” is paramount. I am proud to say that Ahwatukee is served by a wonderful group of committed, well informed community leaders who bring valuable historical perspective and business leadership to ABM. Most of us have volunteered in other capacities that have complemented our service to ABM; Adopt-A Street, Ahwatukee-Foothills Village Planning Committee, sub association boards and committees, Little League, Boys & Girls Club, civic organizations and coaching and umpiring youth sports. Why is this important? Because being involved in other volunteer aspects of our community provides wider perspective and well-rounded insight when making decisions about ABM. We have been, and continue to be, steadfast in our commitment to preserve and protect the assets of the ABM while moving forward to grow and improve the amenities we offer and the common areas we maintain.

What makes Ahwatukee special is we're about “community” and the ABM is an integral part of that. ABM is not brick and mortar - it's people. People who uphold rules, people who create and put on community events, people who want to leave Ahwatukee better than we found it. While we can't please everyone, we as a Board, *can* make informed decisions with respect to ABM business that we believe will be in the best interest of ABM to meet its responsibilities and provide a high level of service to our community for many years to come. Your current Board has not wavered on its commitment to you. Through another difficult year of blistering newspaper and social media criticism from some, including three Directors who tendered their resignations a few months ago when they failed to “unify the community” by having ABM stand behind their *personal* agenda about the former Lakes golf course, the Board at large remains committed to ensuring homeowners be respected in their right to consider social issues without interference from ABM. We continue to move forward confident that our intentions are well thought out.

I am proud to be counted in a long line of past Directors who have successfully governed ABM with the same philosophy; protecting ABM from potential legal exposure for issues it is not directly responsible for (i.e.: tennis player lawsuit against Presley Companies, to purchase the Ahwatukee Country Club in the 1990's, medical marijuana sites, Hooter's controversy, sports stadiums, proposed land development, etc.). In fact, the two area HOA Boards that *have* inserted their members into community lawsuits seem to have done so at the opposition of a majority of their members. Mortgage lenders could refrain from lending for a home within an HOA that is involved in a legal quagmire, which could affect a prospective home sale.

I congratulate Cathy Bubnick, Christopher Gentis and Vern Hancock on their overwhelming re-election to serve ABM for three more years. I am also pleased to welcome three *new* community leaders; Carolyn Johnson, Carolyn Valdez and Tina Zalesky, who were recently appointed to the Board of Directors and whom I am confident will serve our community very well.

As we look forward to 2017, there are many changes on the horizon. Exciting for our community are new businesses, fresh remodels for existing businesses, the opening of ABM's new annex building and a new Chamber of Commerce CEO to support and grow our local businesses. We all have a voice as to whether we decide we want to embrace a new community “agrihood”. A new freeway is underway and a new President will govern our nation. We have a lot to look forward to, both in our community and in our country; new opportunities and a chance to improve on the past. I can assure you, your ABM Board is “rolling up our sleeves” and ready to do just that.

On behalf of my wife Carol, and I, *Merry Christmas, and Happy Hanukkah* to all who celebrate this most special time of year. Wishing everyone a very happy holiday season!

Dan Smith, PRESIDENT

A Moment with the Manager

Robert Blakesley



DRAINAGE CHANNELS

At the conclusion of 2017, we will have completed our turf reduction program that began nine years ago. This program has reduced ABM's water use by 55%. Along with the re-establishment of ABM's well-water rights, we have significantly cut landscape water costs.

Conversion of the wash along the Kyrene de las Lomas school will be completed in 2017. Some turf in Center Court will also be converted to xeriscape. These conversions have held up well against significant storms over the past few years.

In 2017, we have increased the budget for maintenance in the native desert washes. We will be thinning out some of the washes and removing any vegetation that contributes to possible flooding concerns. We are preparing for storms similar to the ones in the past several years. These storms have caused earthier movement than in the past, which requires more grading.

Those of you who walk in the native desert washes need to take care as native wildlife also use these washes. Maintenance staff encounter coyotes, javelina, bobcats, foxes and rattlesnakes. You should also avoid the washes when maintenance operations are in progress, and after heavy storms, until repairs can be made.

2017 ASSESSMENT INCREASES 5%

Based upon recommendation from management, the ABM Board of Directors voted to increase the member assessment by \$9.48 for the year 2017, which is a 5% increase.

We are mindful that the economy is challenging and the cost of living is ever increasing. While the Board carefully considered not imposing an increase, they are legally charged with acting in the best interest of the corporation. The financial obligations and common area maintenance responsibilities clearly indicate an under-funded assessment.

Despite an assessment of less than \$17 per month equivalent, Ahwatukee homeowners can be sure that you are receiving maximum value and productivity for your assessment dollar. As a reminder, ABM owns over 106 acres of common area which, in large part, are drainage channels for water runoff. Our community amenities are user-fee based so all patrons of our tennis courts, swimming pool and classes pay for amenities they use. The amenities deeded to ABM by the Developer in 1988 *must be* maintained. For that reason, we have chosen to relieve the burden to homeowners and open our facilities to the public to help financially support amenities. The assessment dollars simply do not provide such funding. Furthermore, ABM staff manages several Ahwatukee sub-associations to generate needed additional revenue to our operating budget. In addition, staff performs other cost saving tasks that are not commonly performed in-house such as collections, pool service, welding, masonry, design and repair work, etc.

For your convenience, the annual budget and administrative fee schedule are available on our website at www.ahwatukeehoa.com. The corporation is audited each year by an independent accounting firm in addition to a monthly review by its Budget Review Committee. Regular meetings are open to all members.

As a reminder, assessment payment is due on January 1, 2017. Due to the Martin Luther King, Jr. state holiday on January 16, 2017, payment must be received in our office by 4:30 PM on January 17, 2017. *Our office is open on the MLK holiday, January 16. Please be advised: **Postmarks are not indicative of timely payment.*** Payment received after close of business on January 17, 2017, will be subject to a late charge of \$18. If you are unable to make timely payment, please contact 480-893-3502 ext. 3 to discuss payment arrangements prior to January 1, 2017. Thank you.

PHOENIX POLICE NEED YOUR HELP

The City of Phoenix Police Department needs YOUR help in abating crime in our community.



ABM staff recently met with Phoenix Police Department Community Action Squad Sergeant Keith Doherty and Officer's Larry Naranjo and Rick Tamburro to discuss our working relationship. ABM and Phoenix PD have a long history of working together on issues like illegal parking and vehicles, graffiti, resources for neighbor disputes, and assisting them with contact information for offsite homeowners. Sergeant Doherty *encourages* residents to call Crime Stop with any **non-emergency** concerns such as abandoned vehicles, vehicles blocking sidewalks, or any other non-life threatening matters. The Police want residents to know they are here to help — please don't hesitate to call the Phoenix Police Crime Stop at 602-262-6151.

They also have a feature on their website that includes mapping of crimes and much more! Insert your address and see what's happening in your neighborhood at <https://www.phoenix.gov/police>. Click on the blue tab, *Crime Maps and Statistics*.

ARCHITECTURAL REVIEW COMMITTEE MEMBERS NEEDED

The ABM Architectural Review Committee (ARC) is an integral part of ensuring the continuity of our community as well as maintaining a high standard of improvements and renovations within our neighborhoods. The committee reviews applications for hardscape projects such as walkways, planters, fences and home additions as well as exterior paint color selections, stucco, decorative stone, gates and other architectural features.

A strong knowledge of landscape / architecture / paint / design or other similar background is required. The ability to read building plans is suggested. The committee meets twice per month at 7:00 AM on Tuesdays at our offices. Meeting length varies but is typically 30-60 minutes. If you are interested in this volunteer position and possess one of the skills required to participate, we need you! Please contact Paula at (480) 893 3502 ext. 6 for an application and more information. Thank you.

*Thank
You!*

*Thank you to Andi Pettyjohn and the **Ahwatukee Kiwanis Club** members who volunteered their time for tear-down of our Halloween "Haunted" House & Hayride!*

ABM values our partnership with this wonderful civic club and looks forward to working with them on the 2017 Ahwatukee Easter Parade "Spring Fling" at Ahwatukee Park!

DON'T PAINT YOURSELF INTO A CORNER!

Fall marks one of the most desirable times of year to paint homes. The mild weather and holidays approaching beckon a stampede of paint requests to the ABM! While we love seeing homeowners maintaining and improving their homes, we offer reminders to help ensure the paint approval process goes smoothly.

Plan ahead! As a member of a covenant community, homeowners are required to submit an application for paint and receive approval for the selected color choice(s). Our Architectural Review Committee (ARC) members meet twice monthly for your convenience.

Apply to the ABM at least two (2) weeks prior to your anticipated paint day! Administrative tasks must be completed as part of the review process. If your application needs review, it will be scheduled for an upcoming committee meeting.

Include adequate paint samples of each color you have selected along with an application. To avoid unnecessary delay, please supply at least two (2) manufacturer samples of each color selection. If you select a color you currently have, you may submit an index card with a dried paint sample on it.

Never assume your color(s) are approved! We have a recently updated, preapproved color book with scheme selections by Dunn-Edwards Paints that would be appropriate for most any home. You may submit colors of your choice but there are certain exceptions. Vibrant and saturated colors are generally not approved. Remember, Ahwatukee is very diverse. Different home styles, building materials, shingle and tile roofs, age restricted and family subdivisions and landscape are all factors in approval of your color selection(s). Don't assume your neighbor has submitted for, and received, approval. Don't paint, *even the same color* you currently have, without applying first!

Take the time to do it right! If ABM has contacted you about painting your home, the first notice requests that you simply *apply* by a certain date, not paint. Take a look around your neighborhood. Perhaps consult a magazine, paint consultant or other source to consider the current trends in the desert. Color is trend, and trends change. Think about changing things up with a new color! Current trend colors will update the look of your home and neighborhood. Color schemes can also complement architectural style. Victorian or east coast schemes don't necessarily work in the southwest desert.

Board Officers

President

Dan Smith

Vice President

Rob Robinson

Secretary

Cathy Bubnick

Treasurer

Christopher Gentis

Directors

Vern Hancock

Bill Israel

Carolyn Johnson

Carolyn Valdez

Tina Zalesky

As a Friendly Reminder...

All holiday decorations and lights must be taken down no later than 30 days after the holiday.

Newsletter Briefs

ROOF RATS

The ABM office has received many requests for roof rat bait stations over the past few months. Sightings are increasing, so please follow some simple steps to help prevent the spread of roof rats:

- Check your home for openings where roof rats can gain entry into your home,
- Check exterior sheds for signs of rat entry,
- Clean up all debris on your property; landscape debris, underneath hedges, wood piles, and any other storage area that rats can use as a nesting area,
- Trim trees off of your home and fences, do not leave pet food outside, and remove ripe citrus.
- ABM has bait stations if you need one. Please check your property. In order to control roof rats, we must all make sure that we take preventive steps to help control the roof rat population.
- Our friends in Arcadia have a website with helpful hints at: www.roofrat.net



MUTT MITTS STATIONS

ABM has placed “Mutt Mitt” stations, including waste bags and receptacles, throughout the community for your convenience.



We receive regular complaints about pet waste not removed by pet owners. Please, do your part to help keep Ahwatukee clean, beautiful and healthy by picking up after your pet! Please contact our office at (480) 893-3502 if a station needs attention. Thank you!

ABM OFFICE HOURS

MONDAY - FRIDAY
7:30 AM - 4:30 PM

A Mail Drop box is located adjacent to our office front door for your convenience, at any time.

After hours emergencies may be reported to ABM by calling (480) 893-3502. We are available on call for water / irrigation breaks or malfunctions and facility security reports only.

COMMUNITY SWIM & TENNIS CENTER OFFICE HOURS

MONDAY - FRIDAY
7:30 AM - 8:00 PM

SATURDAY
7:30 AM - 1:00 PM

Ahwatukee Board of Management
4700 East Warner Road
Phoenix, AZ 85044
480-893-3502
www.ahwatukeehoa.com



SAFETY FIRST

YOU DON'T HAVE TO ANSWER THE DOOR!

Remember, especially if you live alone, just because someone knocks at your door, you are not obligated to answer it. If solicitors knock on your door and you are not comfortable answering the door, then don't. Some dishonest persons may try to distract you while an associate burglarizes your home. Your personal safety is far more important than anything someone may be selling at your door.

To report suspicious persons, always call 9-1-1.

FOOD PANTRY OPEN TO COMMUNITY

newLife Church, in cooperation with other Ahwatukee church congregations, serve and bless hundreds of people each week with encouragement and a wonderful assortment of fresh foods and meats.

If you are experiencing difficulty and need food assistance, please visit the pantry during their business hours.

newLife Church is located at 11832 South Warner Elliot Loop. If you need a food box or would like to serve, the Ahwatukee Food Pantry is open at the following times:

Hours of Operation

Tuesday: 11:00 AM – 12:00 NOON

Thursday: 11:00 AM – 12:00 NOON

Saturday: 11:00 AM – 12:00 NOON

Phone: 480-893-6189



MEETING NOTICES

ABM posts notices of official meetings to our residents at our office entry information stand, as well as our website at: www.ahwatukeehoa.com, under the “Meetings” tab.