



## Ahwatukee Board of Management

4700 East Warner Road

Phoenix, AZ 85044

480-893-3502

[www.ahwatukeehoa.com](http://www.ahwatukeehoa.com)

Office Hours:

Monday – Friday 7am – 4pm



A NEWSLETTER FROM AHWATUKEE BOARD OF MANAGEMENT

# Ahwatukee Happenings

## ABM BOARD OF DIRECTORS

### **PRESIDENT**

Carolyn Johnson

### **VICE-PRESIDENT**

Vernon Hancock

### **SECRETARY**

Linda Jewell

### **TREASURER**

Karen Jones

### **DIRECTORS**

Karin Gray

Kurt Sowder

Carolyn Valdez

## >>> *Vision and Hard Work!*

### *President's Message*

~Carolyn Johnson

In these hectic and tumultuous times, I am thankful to call Ahwatukee my home. It is truly a blessing to live in a beautiful, peaceful community where neighbors care about each other – especially when the world is not always a friendly place. I like to think ABM is the heartbeat of Ahwatukee and am proud of everything our hard-working folks at ABM do to make this feel like a small town. The ABM staff works tirelessly to maintain our beautiful neighborhood and provide activities for all of us to enjoy, such as the Chili Cook Off, Halloween party, Car Show, Dog Show, youth STEM summer camp and swim activities. I would like to thank our new Executive Director, Tina Zalesky, for bringing new, innovative ideas to ABM from her Fortune 500 background. Her leadership, coupled with the rich history and amazing work ethic of the entire ABM staff resulted in a great year full of improvements to our facilities, programs and increased financial stability. Our goal this year is to further improve the quality of our facilities and programs and increase efficiencies. Besides the vision and hard work of our ABM management and staff, I want to acknowledge the homeowners who have devoted countless hours working on the Architectural Review Committee, Budget Review Committee and the Board of Directors. Thank you for the time and energy you give in order to ensure our community is run fairly and economically. If you haven't attended a monthly ABM Board meeting lately, come down the third Wednesday of the month and participate in the management of our community. It takes a village to run this village! Thank you all and I hope you enjoy a safe and happy holiday season in our beautiful Ahwatukee!

## JOIN THE BOARD ~ CALL FOR CANDIDATES

Do you have time to volunteer for Ahwatukee Board of Management? If so, consider running as a candidate for the Board of Directors. As a board member typical time commitment is two meetings per month that will be devoted to association business, special projects and committees. The primary role of the Board is to conduct the business of the Association, including approving the budget and developing and enforcing policies. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community. Applications will be available February 24, 2020. Applications and candidate bios must be received at the ABM office no later than March 9, 2020 at 4pm. If you are interested, you may request an application by emailing [info@ahwatukeehoa.com](mailto:info@ahwatukeehoa.com) Please call 480-893-3502 ext. 5 with questions or stop by our office.

The True Value of ABM...

# A Moment with the Executive Director

~Tina Zalesky



*It is nearing a year since I was given the opportunity to join the ABM team. I felt confident that having previous experience serving on HOA Board of Directors put me in a position of already knowing the business. Surely there wasn't a lot to learn and it would be an easy, seamless transition. After all, I already knew the value of ABM was to provide high quality HOA services to its homeowner community. I knew about all the wonderful amenities they provide...the beautiful Community and Event Centers, swim and tennis and the gorgeous Little League baseball field. I also knew of the quiet park to enjoy family get togethers, the secluded dog training area, various children's programs and a wonderful playground providing daily laughter to everyone close by. What I didn't know, however was what actually took place behind the scenes every day.*

*I am so fortunate to be able to spend my days with a staff who gives their heart and soul to the homeowner community they service. I watch the team showing their support for homeowners who are fighting medical issues or are down on their luck and simply need a listening ear. I spend my days watching the team assist anxious homeowners through wedding preparations in our Event Center or watch them hold the hand of a homeowner as they come to share memorial services celebrating the life of a loved one. It was so much fun watching kids study the solar system while being engulfed in ASU's Star Lab during summer S.T.E.M. camp, not to mention watching little children learn how to swim in our beautiful pool every day. I have seen our dedicated maintenance teamwork in 110° heat and after clocking out, go assist an elderly homeowner who needs help and can't afford to pay to get it done. Every day I watch the maintenance and janitorial team keep our gorgeous ball field in top notch condition, our pool impeccably clean and our facilities spotless and safe. I have the privilege of learning the business from managers, who for well over 25 years, give everything they have in assuring their teams have what they need to do their jobs. Lastly, the team and I are very fortunate to work for a Board of Directors that is always there to provide support, guidance and direction in servicing over 5000 homeowners.*

*The true value of ABM is in its people. It is nothing short of my sincere honor to be able to say how proud I am to work with such a kind, caring, generous, selfless staff who spend their days servicing our wonderful Ahwatukee homeowner community.*



## How to stay in touch!!

**Email and Website >>>**

The use of email is a cost-effective way to communicate with our residents. We use email for notifications of community events, meetings, etc. It is also useful in the event of an emergency. You can provide your email address or update an email we currently have on file by emailing us at:

[info@ahwatukeehoa.com](mailto:info@ahwatukeehoa.com)

**Your contact information will not be shared**  
ABM Website

Our goal is to provide information regarding your HOA as quickly and conveniently as possible; from use of our facilities, meetings and committee information to requesting CC&R's for your subdivision. Please visit our website to peruse the abundance of information available to our homeowners at:

[www.ahwatukeehoa.com](http://www.ahwatukeehoa.com)

## Mandan Stormwater Project in 2020.... Finally!

~Robert Blakesley Property & Maintenance Director

After many years of discussion and negotiation, the residents along Mandan Street will finally get some well-deserved relief and peace of mind from stormwater flooding their homes due to runoff from South Mountain Park. FEMA has finally approved the remaining funding required to complete the project. Work should begin in January of 2020. The project will take 9-12 months to complete. The project will divert stormwater from South Mountain Park to ABM's storm wash north of Kyrene de las Lomas Elementary School. The project includes some silt remediation structures to limit silt accumulation in the wash. Those of you who use the wash along the school to enter South Mountain Park will need to access the park from the ABM wash at Walatowa/Bannock Street to the north, or the entrance at the Equestrian Trail/Honah Lee to the west. The wash along Kyrene de las Lomas will be closed from pedestrian access. You may experience traffic restrictions/closures on the Warner-Elliott Loop between Equestrian Trail and Mandan St. during construction. The in-depth stormwater study of the Ahwatukee Foothills listed the Mandan Project as the number one priority. The funding for the project comes from Maricopa County, City of Phoenix and FEMA. The residents of Mandan will finally be able to sleep during the monsoon knowing they will not awaken to storm runoff pouring into their homes.

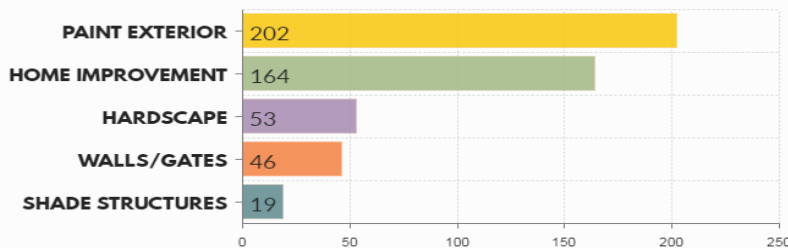
# Essential Tips from the Architectural Committee

Cooler temperatures generate more interest in home improvements and maintenance. From awnings to xeriscapes, we've compiled an architectural FAQ for your reference. However, meeting the criteria alone is not sufficient to proceed with a project; owners must submit an application, and receive written approval, for exterior work. **ABM processes all architectural submittals unless your property is subject to a sub-association.**

- Q. I want to repaint the exterior of my home the same color that it currently is. Do I need to submit for approval?
- A. Yes. Most owners paint every 7-12 years. Colors are usually tied to trends, and trends change. Colors frequently seen in the '90s, pink tones, are no longer current. Red doors have given way to other colors. Pastels have succumbed to earth tones and warm hues. Some colors are more "timeless" and may transcend decades, but an approved application is always required prior to painting.
- Q. I want to replace single pane with dual pane windows; same size and location. Do I need to submit for approval?
- A. No. However, reflective or mirrored glass windows are strictly prohibited.
- Q. I want to convert my front yard grass to gravel (or vice versa). Is that allowed?
- A. Yes. Owners may change live landscape materials. If removing grass to convert to xeriscape, make sure that you kill or completely remove all bermuda grass prior to installing gravel. Failing to do so will create an ongoing weed issue. Live plants and trees may be added or removed but tree stumps must be ground to below grade or removed so as to not be visible. Be mindful of placement, especially trees, to provide ample room to canopy.
- Q. What types of landscape improvements require approval?
- A. All "hardscape": walkways and paths, exterior tile or other surface materials, driveway extensions, planters, courtyard walls, etc. must be applied for, and receive, written approval.
- Q. What other types of exterior projects require prior architectural committee approval?
- A. The short answer is *everything* - roofs, awnings, stuccoing homes or walls, adding pop outs, faux shutters, etc.

**For more information regarding exterior architectural or paint projects, please visit our website at [www.ahwatukeehoa.com](http://www.ahwatukeehoa.com) and select the *Architectural & Paint* tab or contact our office at 480-893-3502. We are happy to help!**

## 2019 Architectural Requests



## REPORT GRAFFITI ASAP

If you see graffiti within ABM boundaries, please contact 480-893-3502 with a location. ABM will generally cover the graffiti within 24 business hours. For graffiti noticed outside of ABM, contact Graffiti Busters at 602-534-4444 or [blight@phoenix.gov](mailto:blight@phoenix.gov) (be sure to include the address if you know it). If you witness someone in the act of applying graffiti, contact 911.



Nuisance barking is one of the most frequent complaints ABM staff receives. It can be an extremely frustrating and divisive issue for neighbors and negatively impacts the enjoyment of one's property. CC&Rs do not contain a provision for the HOA to enforce barking dog complaints. However, ABM will send a courtesy letter to the property owner to advise of the reported barking.

We also advise complainants that the City of Phoenix has a barking dog mediation program whereby, if complaints are received by two sources and city staff can confirm, the city may become involved. Action may range from a notification letter, mediation meetings, fines or prosecution by the city attorney's office. Most often, pet owners are not aware of the extent their dog may be barking. Please be a courteous neighbor and ensure that your dog does not unreasonably disturb others. **Thank you for your consideration!** For tips and information on this subject, please visit the city's website at: <https://www.phoenix.gov/law/prosecutor/barking-dogs/mediation> or call (602) 262 6466.

## LEASH AND PICK UP AFTER PETS—IT'S THE LAW!

Do you love your dog **AND** your community? Please pick up after your dog(s). ABM supplies "mutt mitts" throughout the community for your convenience so please—be prepared and take a bag. When walking your dog in the washes or throughout Ahwatukee, please always keep your dog on a leash. *It's the law* and doing so protects you and your pet, as well as your neighbors and their pets.

**Happy Tails!**

# finalthoughts...

## The Breakdown of the Annual Assessment & Reserves >>>

The Board of Directors approved managements recommended annual assessment increase of 4%. The Board desires to achieve 75-80% fully funded reserve balance by budget year 2023. Reserve funds are a critical component to the operation of the Association. The Board is working with management to continue to decrease expenses while maintaining an acceptable level of service. The Management and Board will continue to evaluate and monitor expenses in the future to keep the annual assessment as low as possible. Having adequate reserves reduces the risk of a special assessment. The ABM has not had a special assessment since the homeowners took control of the Association in April of 1988. ABM remains one of the lowest assessments in the state.



### **\$221 ASSESSMENT IS DUE JANUARY 1<sup>st</sup>** **OPTIONS FOR PAYING YOUR ASSESSMENT**

Mail your payment to our office in the envelope provided.

Drop off your payment in person weekdays between 7am – 4pm or after hours in the drop box next to the front door of the admin office entrance.

Online bill-pay through YOUR bank.

Online bill pay through the portal & e-check is free, nominal charge for credit cards on our website.

Call our office to pay with credit or debit card. \*

\*Mastercard, Visa & Discover Card Accepted

As a reminder, payment must be received by Jan 15<sup>th</sup>, 2020 to avoid an \$18 late charge.



## FREE SHADE TREES



SRP's Shade Tree Program provides customers up to two free desert-adapted trees (approximately 4-to-6-foot saplings) to plant in energy-saving locations around your home. Shading your home helps reduce cooling costs, improve air quality and lower the valley's heat effect without using a lot of water.

To receive a free tree, participants are required to attend a free workshop to learn how to best plant and care for your trees. Space is limited. Reserve your spot by signing up online with SRP @ [www.srp.net](http://www.srp.net) or call for more information 602-325-1254

## ABM Informational Speaker Series

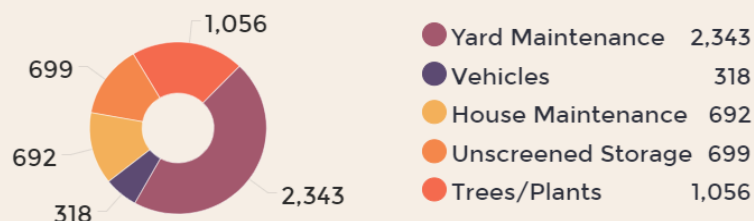
ABM holds a FREE Informational Speaker Series meeting twice per year. Previously meetings included: Smart Home Technology, Police Involvement in the Community, Tips for Healthy Tree Care and Living with Wildlife.

**Please contact ABM for Information Speaker Series suggestions. We want to hear from you! What would you like to learn more about?**

## ABM HAS PROCESSED 356 PROPERTY TRANSFERS

### Community Action Management

2019 Processed Covenant Enforcement Letters



To request a copy of the CC&R's for your subdivision, contact [info@ahwatukeehoa.com](mailto:info@ahwatukeehoa.com)

The ABM Rules and Regulations, as well as the Architectural Guidelines, are available on the ABM website at [www.ahwatukeehoa.com](http://www.ahwatukeehoa.com)