

Ahwatukee Happenings

A NEWSLETTER FROM AHWATUKEE BOARD OF MANAGEMENT, Inc.

Fall 2017



“House of Dreams”

ABM TO CELEBRATE AHWATUKEE’S 44th YEAR THIS SPRING

This February, the ABM will turn 44 years old, making it one of the oldest planned communities in Arizona. Back in 1974, the Presley Company incorporated its master planned community, but prior to that it was a ranch with a long history. It was September, 1921 when Ohio dentist, Dr. W.V. and Mrs. Ames, traveled to Arizona and built an isolated, and very large, home. They called it *Casa de Suenos*, Spanish for “house of dreams”. When Miss Helen Brinton purchased the ranch from the Ameses in the 1930s, she referred to the home as *Ahwatukee*, translating the sentiment from Spanish to the Crow Indian language. Ahwatukee has been mystifying people ever since; from how to *spell* the word, let alone pronounce it by those who do not live here, to falling in love with a vast, beautiful mountain range close enough to touch.

Through the years, ABM staff and Boards of Directors have taken great pride in protecting and preserving the community as charged in its governing documents. Through the vision and leadership of community volunteers, they believe Ahwatukee has grown into much more than Presley had envisioned and they are proud of their collective accomplishments. Somewhat unique, self-managed communities such as Ahwatukee have the benefit of *consistency*; in planning, vision, and serving as a conduit to bind a community together. In its 44 years, ABM has provided significant common area improvements; landscape improvements; Warner-Elliot Loop, 48th and 51st Street fence stucco; park improvements; gardens; ball field; RV park improvements; a military memorial; additional amenities and buildings; tennis; developed Rules and architectural guidelines; civic involvement and much more. Moving forward, ABM is dedicated to preserving the Ames and Brinton sentiments of Ahwatukee for all who come—your “house of dreams”.

BOARD MEMBERS

PRESIDENT

Dan Smith

VICE-PRESIDENT

Rob Robinson

SECRETARY

Cathy Bubnick

TREASURER

Christopher Gentis

DIRECTORS

Vernon Hancock

Linda Jewell

Carolyn Johnson

Carolyn Valdez

Tina Zalesky

PRESIDENT’S MESSAGE

I would like to wish all of our residents a happy and joyous Holiday Season. It is a perfect time to be thankful for the wonderful place we call home. I have lived in Ahwatukee for a little over 13 years now and it does feel more like home the longer I am here. I can’t always say that in the summer months, but it is still a better trade off from the Michigan winters.

We are currently finishing the remodel of our original building that was built in 1973. The remodel makes better use of space for staff and homeowners alike. The remodel, along with the new Ahwatukee Events Center, gives residents an up to date facility to take classes or enjoy an evening hosting a birthday party, wedding reception or anything with your friends and family. Make sure and stop by and see the new facility and renovation for yourself.

I would also like to thank my fellow Board Members for their service to the community. New members Carolyn Johnson, Carolyn Valdez, Linda Jewell and Tina Zalesky have brought their work experience and passion for the community to the table and I am so proud to have them. Our staff is the backbone of our organization. They continually go above and beyond. I want to thank our General Manager, Robert Blakesley, for the outstanding job he does. He treats homeowners and the employees with the same respect and his calm leadership is invaluable. To all, I wish you a happy and healthy 2018.

FOR YOUR INFORMATION.....

The ABM's website is a good source of pertinent information for its members. You will find FAQs, community documents, meeting notices, budget, Community Center offerings and schedules, and many links to sub-associations and city or state websites. You may also use our website to make online payments or email the staff with any questions or concerns you may have. Take a look—www.ahwatukeehoa.com. ***Please do not use the Online Payment feature on ABM's homepage to make sub association payments.***

“LIKE” us on facebook! ABM has a facebook page that includes regular tips, notifications, happenings and contests!



www.facebook.com/ahwatukeeboardofmanagement

Your Community Association Management and what they do...

From Jan thru Oct 2017, ABM processed:

3,268 Covenant enforcement Letters including:

1,195 Yard Maintenance (incl. general maintenance, lawn care, trimming, raking, dead plant removal, etc.)
264 Vehicles (including wrecked, damaged, on jacks)
40 Fences & Gates (repair or replace)
389 Unscreened storage (items in view from street neighboring lots or golf course)
1,074 Trees (trim or remove dead trees)
AND...

621 Architectural Approval requests including:

226 Painting Exterior
78 Walls / Gates
103 Room addition / Remodel
117 Misc / Other
97 Landscape (lighting, walkways, planters)
399 Property (sale) transfers

ABM manages 5 sub associations totaling an additional 330 homes

ABM's in-house maintenance crew maintains 106 acres of common area.

Have you visited our park? Centrally located adjacent to our offices at 4700 East Warner Road, our private 3 acre park is for the enjoyment of ABM members. Home to *Ahwatukee Little League*, the park boasts a beautiful grass ball field, picnic benches with ramadas and playground. And, we are dog friendly to friendly, leashed dogs!

Thank You, homeowners, for your pride of ownership!

ARCHITECTURAL REVIEW COMMITTEE VOLUNTEER NEEDED

We are seeking volunteers to serve on the ABM Architectural Review Committee. If you can read and interpret building plans and / or have a background in architecture, landscaping, exterior design or related fields and would like to volunteer, please contact our office at **(480) 893-3502 x 6 for more information.**

Committee members must review all sites prior to the meetings and attend twice monthly meetings held at ABM on Tuesdays at 7:00 a.m. *Thank you!*

BOARD OF DIRECTORS APPROVE 3.5% ASSESSMENT INCREASE

Adequate Reserve funds are critical for any master planned community, especially as they age. Reserve funds are designated for repair and replacement of capital buildings, machinery and equipment. The ABM Board has approved a 2018 budget with commitment to increasing its Reserve fund to a mid-range funded level based upon analysis from *Association Reserves, Inc.* The past few years have included adding an annex building for events and rentals and, this year, replacing flooring, wiring, painting, etc. at our offices last done in 1993. Maintaining community assets is a *responsibility* of the association. Realtors and appraisers regularly include community amenities when determining the value of a home.

Contact us at info@ahwatukeehoa.com if you would like a 2018 budget.

ARCHITECTURAL ANGLE

Over 600 homeowners have submitted applications to ABM for exterior architectural changes this year. That's great news! Cooler temperatures generate more interest in painting and is considered the optimum time to paint. With that in mind, below are some useful tips before choosing new colors for your home. Remember – you will need to apply for architectural review prior to painting. ABM handles all architectural submittals unless your property has a sub association.

1. A pallet of color schemes created by designers at Dunn Edwards Paints and the Architectural Review Committee is available at our office or on our website. (Select the Architectural tab along the top). Please note – you are not required to use a particular brand of paint and may color match with any manufacturer.
2. Be careful of the intensity of bright colors, especially whites. According to regional paint experts, make sure the Light Reflective Value (LRV) does not exceed 69%. A softer white will still look white in the harsh Arizona sun without a harsh reflection.
3. Use a satin/eggshell or a flat finish. *No gloss or semi-gloss.*
4. Neutral colored roof shingles and granite allow you more options and flexibility in choosing colors for your house. Also, consider the hue of any architectural accents (brick, stone, etc.) when choosing paint colors.
5. Make sure your color scheme is regionally appropriate. Bright colors enjoyed on the east coast can look out of place in the southwest desert.
6. Gables (the triangular area where your attic is located) should be painted the body color.
7. Masonry block fences (excluding stucco fencing) are a separate structure from the home and should not be painted. If water stained or previously painted, fences need to be painted / repainted to match unpainted block to provide a uniform appearance. Samples of this special blended color are available at our office.
8. *Even if planning to paint the same color*—homeowners must apply for approval first!

Both general improvement and paint applications, along with ABM's Architectural Guidelines are available on our website at www.ahwatukeehoa.com under the Architectural tab. Should you have any questions regarding this information, or other architectural "dos and don'ts", please contact our office at 480.893.3502

We are happy to help!



CITY OF PHOENIX HALTS TRASH / DOG WASTE RECEPTACLE COLLECTION IN AHWATUKEE

You may have noticed trash / dog waste receptacles along the Warner-Elliot Loop and 48th Street between Elliot and Warner Roads have been taped off and are out of service. About 10 years ago, ABM and the City of Phoenix Parks Dept. collaborated to provide receptacles for Ahwatukee; with ABM staff building the structures and the Parks Dept. providing Mutt Mitts and removing the waste. Several months ago, the Streets Dept. assumed responsibility for all City owned rights-of way landscape maintenance. Shortly thereafter, ABM was contacted by a supervisor from the Streets Dept. and advised the ABM that the service would be immediately discontinued. ABM was also advised that the city does not service trash / dog waste receptacles at rights-of-way anywhere else in the city limits.

ABM feels providing trash / dog waste receptacles is important to ensuring a clean community and would like to continue providing this service to its residents. At the November 15, 2017 Board of Directors meeting, the Board approved ABM staff performing weekly removal service at the abandoned locations with an annual cost for labor and Mutt Mitts of approximately \$3,800. The Board also directed management to contact District 6 Councilman DiCiccio's and Mayor Stanton's offices to protest ongoing neglect within Ahwatukee and cutbacks in services.



Love your dog AND your community; please pick up after your dog (s) while out walking. When walking your dog in the washes or throughout Ahwatukee, please keep your dog on a leash at all times. It's the law - and doing so protects you and your pet as well as your neighbors and theirs.



FACTS FIGURES & F.A.Q.S



One Third of Ahwatukee (1,628 lots) is restricted to 55+ years of age occupancy

Ahwatukee Board of Management includes 5,078 single family residence homes, making it among the largest HOAs in AZ

At \$206.19, ABM assessments are nearly **35%** lower than the lowest comparable community

Stretching more than 16,000 acres—South Mountain Park is the largest city owned park in the country

Ahwatukee's southern boundary is the north side of Knox Rd, with a northern boundary of the south side of Elliot Rd

ACT NOW TO PROTECT DISTRESSED TREES

As many may have noticed, some of Ahwatukee's mature non-native trees have suffered over the last several years. This is mainly due to our prolonged drought and increasing temperatures. ABM's arborist recommends deep watering and deep root fertilization. This may require some hand watering as most residential drip systems are inadequate for this type of watering. ABM is doing some hand watering and fertilization at our park based upon their recommendations. Once a tree becomes stressed, they are prone to disease and insect infestation.

If you are looking for solutions in more detail sign up for our speaker series in March of which trees will be the topic.



Club members and ABM staff take great pride in caring for this site. The peaceful garden and memorial, designed and constructed by ABM staff, is surrounded with beautiful blooming plants and military flags.

You may purchase a brick for yourself, or as a gift, for \$50-60. Please contact ABM at 480 893 3502 x 4 for more information. Sponsored by Desert Pointe Garden Club, bricks are ordered in the spring and fall.

Each time a Blue Star Marker is dedicated, we show our love for this beautiful United States of America and our appreciation for the Armed Services of America"

~Mary Louise Michie

ABM HOSTS SEMI ANNUAL SPEAKER SERIES

This year, ABM began hosting public speaker events on topics affecting our community and kicked off with Barry Pacey, the "Roof Rat Guy" from Arcadia. Mr. Pacey shared a wealth of information on controlling these pests along with a slide show. We were pleased with a standing room only crowd. In September, the AZ Game and Fish Department presented "Living with Wildlife" in the Desert. Attendees learned why *not* to feed wild birds, how to keep your pets safe, and habits of javelina and coyotes as they increase presence in our neighborhoods.

Coming in **March, 2018, "Tips For Healthy Tree Care"** presented by **Tree Pros** ~ ISA Certified Arborists. Tree Pros can answer your questions about sick trees, deep root fertilization, micro injections for queen palms, storm damage prevention and repair, proper pruning and more!

Mature trees are an integral component of the beauty of any community and provide health benefits for us.

Look for our invitation to you next spring!

HONORING A MILITARY PERSON IN YOUR LIFE

Have you, or someone you know, served in a branch of the U.S. Military? If so, Ahwatukee's Blue Star Memorial is a wonderful way to honor that person by placing a brick engraved with their name at the memorial site. Located at Ahwatukee Park, the Desert Pointe Garden

