

South Mountain Messenger

Pointe South Mountain Homeowners Association Fall 2006

Message From The President

by Kay Hatch

The summer heat is diminishing (low 90's aren't so bad) so suddenly we find ourselves looking around and wanting to refresh the "look" of our yards and our neighborhoods. The heat does take a toll not only on people but on plantings and property as well. Toward that end we are seeking input from each of you. Are there ideas you may have to help enhance the Pointe community?

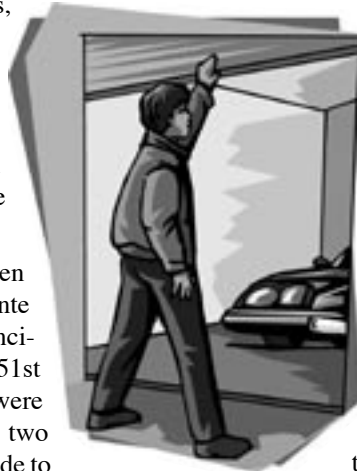
I realize that maintenance is always a proactive task, and the Board members are working diligently to implement a plan and a schedule of maintenance so that we don't always have to play

Security 101

by Frank Frangul (edited by Barbara Hanser)

During the oppressive summer heat, our warm nights here in the Pointe community appear to be quiet and uneventful. However, a thorough review of the courtesy patrol logs from the month of July tells quite a different story. Long after residents have locked their vehicles, turned on their outside lights, closed their garage doors, locked all doors and windows, and have retired, Community Action Security is actively patrolling and monitoring all sections of the community during the nighttime hours.

In the course of just one month, seven garage doors were left open: on Monte Way (2 incidents), 48th Street (2 incidents), Ardmore, 47th Street and 51st Street. In all cases, homeowners were immediately informed. However, in two cases, unsuccessful attempts were made to arouse the homeowners (or they were not at home) and the doors remained open for the night. In those cases, the patrols had no choice but to periodically check the open doors



catch up as we have done in the past. It is our philosophy that ongoing maintenance is far more economical in the long run than to play catch up.

As always, I am so grateful for the efforts of our Board members. They have an extreme dedication to working together for the benefit of our community.

I must confess that every time I drive through the Resort and enter our community via the 48th Street gate, I beam with pride. With the recent sale of the Resort and the anticipated \$50 million designated for improvements, I believe that our community members have an obligation to keep pace. It goes without saying that the improved "look" of our community as well as that of the Resort will produce favorable property values for all who live here. Many thanks to those homeowners who choose to take part in these enhancement efforts.

IMPORTANT NOTICE

There are two Board openings coming up at the end of this year and an election will take place in November. Any homeowner wishing to become a candidate should contact the Community Manager, Terri Thomas (602-437-4777 ext. 109) and request a candidate application. Applications must be returned to City Property Management by close of business Friday, October 27, 2006.

as they patrolled throughout the night.

In early July, an incident was reported in the courthome area where the owner of an SUV had inadvertently left the back hatch open. Fortunately, the patrols were able to locate the owner and advised the individual of the oversight. The owner of the SUV was most grateful to the patrols for their awareness.

In early July, an incident involving a transient was reported. The patrols found a transient sleeping in the 51st Street park. One officer recognized the transient from a previous encounter in the Pointe. On both occasions, the individual was escorted off the property. The patrols also periodically check the four pools during the course of the night as, on several occasions, transients found open gates and proceeded to set up residence in the pool area for the night.

In reviewing the patrol logs, one will note that there is regular

continued on page 3

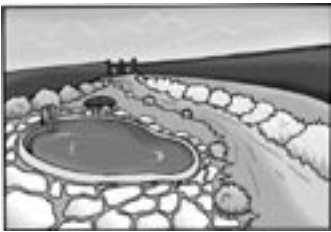
Report from the Community Manager

by Terri Thomas



The roofing project has finally been completed. Due to the monsoon weather issues, it took a little longer than originally projected. I want to personally thank all of the homeowners and residents for their patience during the roofing project. To date, there have been very few roof leaks and, in spite of the recent weather that we have experienced, any roof leaks have been taken care of in a very timely manner.

I know that I mentioned this in the previous newsletter, but there continue to be some random vehicle break-ins in recent months. Always remember to lock your vehicle and make sure not to leave valuables or keys in your vehicle. As these random break-ins are brought to my attention I have, in turn, called our security patrol company, Community Action Security (602-697-2606) and let them know so they can monitor these areas more closely for any potential suspicious activity. Please be sure to immediately report any suspicious activity that you may be aware of within the community.



It is important that homeowners remember to keep the pool gates closed securely at all times. Our security patrols have found several non-residents trespassing in the pool areas at various times. There has also been some recent vandalism in the Vantage Pointe pool area. Just a reminder, if for some reason you have misplaced your pool key or would like to purchase additional pool keys, we have them for sale at the CPMC office for \$35.00 each. The CPMC office is open from 8am- 5pm, Monday through Friday.

It has been brought to my attention that some residents walking their dogs have allowed their pets to get into the fountains to play and/or cool off. This creates major problems to the plumbing of the fountains and, in turn, costs the HOA money to make the repairs. Someone has also witnessed children throwing rocks and gravel into the fountains. This also causes plumbing problems to the fountains. Homeowners can continue to enjoy the beauty of the fountains within the community, but please keep your pets and children away from these structures.

One last reminder, I recommend that any homeowner who would like a topic discussed during any upcoming board meeting forward the information to me in an e-mail or a phone call at least one week prior to the meeting. In this way, the topic can be added to the agenda and proper time can be allotted for discussion.

Should you have any questions regarding the above information or any other queries, please feel free to contact me at (602) 437-4777, extension 109.

Good news from our current common area and court home landscaping contractor, **Paramount Landscaping**. They now have a company web site: <http://www.paramountlandscape.com>. They also have a 24 hour **Irrigation Repair Request Hot Line: 480-668-6109** - press 5 at the prompt.

South Point Animal Clinic

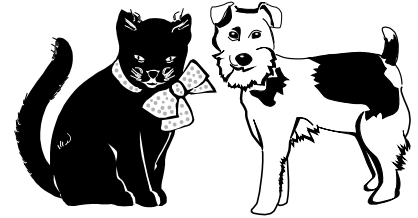
Patricia O'Beirn, DVM

**2700 W. Baseline Road
(N.E. Corner of 48th &
Baseline in Fry's Shopping
Center)**

Full Service Facility

- Internal Medicine
- Surgery
- Dentistry
- X-Rays
- Grooming

(480) 839-5960



South Mountain Messenger Next Issue

Advertising deadline 10/27/06

Articles deadline 11/03/06

Call 602-431-0888 to advertise

Established **HOUSE CLEANING** in Pointe Area

**Husband & Wife Team! Reliable &
Trustworthy with Pointe references.**

**Great Prices!
5 Openings
Available**



**Call Jolene:
602-214-4553**

Security 101 *continued from page 1*

tagging of vehicles parked in violation throughout the Pointe community. Notations are made of the make, model, color, license plate and location of each offending vehicle. In this way, the management company and the Board of Directors have a record of repeat offenders. It should be noted that this issue is on the agenda for discussion at the upcoming September meeting and the Board may elect to tow or boot those vehicles continuing to park in violation.



Community Action Security patrols nightly to help keep our community safe, however, homeowners can enhance the Pointe security by following a few simple guidelines: (1) always make sure your garage door is shut; (2) lock your vehicle day or night; (3) in those areas that are particularly dark (i.e. 48th Street courthomes), it is highly recommended that homeowners turn on their front lights each night; (4) make certain all doors and windows of your home are locked; (5) always close pool gates securely and, finally, (6) be very aware of your immediate surroundings and report promptly any unusual or suspicious activity or roaming vehicles by calling Community Action Security (602-697-2606) or the Community Manager.

Annual Fall Potluck

Last year's Potluck was so much fun and the food was so delicious, we've decided to make it an annual event here at "The Pointe." This year's Potluck will be on Saturday, October 21st, from 5:30pm to 9:00pm, at the Siesta Pool (directions below). The HOA will provide all the dinnerware, light appetizers, soda and juices, however, if you prefer your own beverage, feel free to bring it to the gathering.



Be sure to bring your favorite special dish (casserole, salad, dessert or finger food) and don't forget to bring the recipe to leave with one of the Hospitality Co-chairs, Rosemarie Godfrey or Karen DeDonato. Lastly, if you can bring some extra chairs it would be helpful.

Fall is such a great time. It will be nice to be "outside" again, to see old friends and to meet new ones. Mark your calendar now...Saturday, October 21st @ 5:30pm. Don't miss it! Directions to the pool: Head north on Hazel off 48th and turn left on Siesta. The pool is on the right hand side of the road. There is parking on the left. If you have any questions, call Karen DeDonato @ 480-586-0998.

Official Website for HOA

The PSMRA Board of Directors will soon be announcing the "official" web site for the Pointe South Mountain HOA. The website address will be <http://www.psmra.com/>. Once the website is up and running, it will be the place to go to download important forms, review minutes of the Board meetings, and find links to business and entertainment in our area. Homeowners will be able to find immediate answers to many of their questions regarding our community including when to put out the trash/recycling, the next Board meeting, and the CC&R's. The site will be up and running in the very near future.

NASTY GROUT "Magically" Restored

Tired of Moldy, Missing, Dirty, Cracked Grout! We Will Clean, Seal, Repair, Regrout, Change Grout Color and Eliminate Mildew.

FREE ESTIMATES!

Grout Wizard

602-230-4152



The Natural Answer To Pest Control
We use essential oils instead of chemicals



Bobb's Original Pest Control, LLC

Owner/Operator: Terri Gehrke
Licensee: Bobb Gehrke
Email: bobbsoriginal@cox.net

623-340-0643



TRASH TALK

Weekly trash pick up is Tuesday and Friday mornings. Trash is to be placed at the curb the night before and only after sundown.

Weekly recycling pick up is every Wednesday morning. Items for recycling are to be placed at the curb the night before and only after sundown.

Call Mike at Curbside (602-225-0020) with any questions regarding trash or recycling.



www.psmra.com

Report from the Treasurer

by Dave Harp

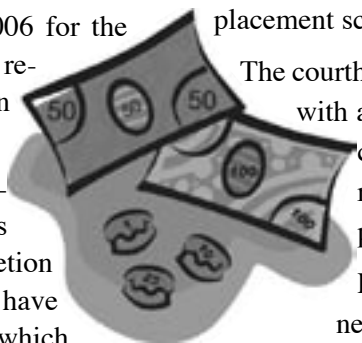
The financial statements for July 31, 2006 for the common area are not remarkable. The reserve fund is at \$411,000 with no open spending commitments.

The courthouse roofing project was completed just before the monsoon rains arrived. This \$265,000 project completion means all 300 original Gosnell flat roofs have been replaced. The Capistrano roofs, which are newer construction, and all other foam roofs, have been recoated. Leaks have been reduced significantly

and now are either warranty issues or minor repair basis. The Board can now look forward to other pressing issues such as balconies, awnings, and tile roof replacement schedule.

The courthouse reserves are \$36,200 at July 31, 2006, with all roofing invoices paid. The assessments currently produce \$17,600 per month into reserves, to be used for future maintenance projects.

Remember, after a two month hiatus, the next Board meeting will be held September 19 (originally scheduled for September 12). Please mark this date on your calendars and plan to attend.



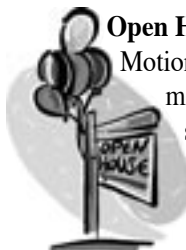
Board Session Highlights

by Barbara Hanser

President Kay Hatch called the May 9, 2006 Regular Board meeting to order at 7:18 p.m. The following motions were offered and voted upon by the Board of Directors.

Open House Signs

Motion was made, seconded and carried by unanimous affirmative vote to increase the number of signs dispensed to a single entity from three to five signs. The Board also voted to extend the rental time from seven to fourteen days and to allow for renewal of the signs via phone.



Gas Grills at Siesta Pool

Motion was made, seconded and carried by unanimous affirmative vote to approve a not to exceed amount of \$1,400 for two new barbeques for the Siesta Pool area with the stipulation that two more bids be obtained and the lowest bid submitted will be chosen.

Olive Tree Spraying

Motion was made, seconded and carried by unanimous affirmative vote to split the olive tree spraying expense of \$2,172.50 appropriately between the common area and court home accounts.



Landscape Contract

Motion was made, seconded and carried by unanimous affirmative vote that Terri Thomas research and invite top three bidders (to include Paramount Landscaping) to the June Board meeting or to a meeting within a reasonable time frame. Motion was amended to include Copper Canyon in the bidder list for the aforementioned meeting.

President Kay Hatch adjourned the May 9 Board meeting at 9:25 p.m.

Editor's Note: The minutes of the June Board meeting will be reviewed and approved at the September meeting.

Letter To The Editor

We were all glad when the security gate allowed us to get rid of the speed bumps on 48th Street. Although those bumps slowed down the traffic from drivers who didn't live here, it was also an irritating drive for residents.

But now it seems we have another area that feels like the Indianapolis 500 Speedway, whether you are driving, walking, or riding your bike. That intersection is the Y at Hazel Drive, Siesta, and 51st in the court home area. We walk a lot and it isn't just that our neighbors drive fast in that area, but many of them are also talking on cell phones. We have seen numerous near misses and combining the speed and

cell phones with a blind intersection seems like an accident waiting to happen. As a neighborhood, we should also be more concerned about safety since more children are moving to the Pointe and using bikes and skate boards on our streets.

We respectfully request that the Board research this problem for a possible solution, whether it be a STOP sign, a speed bump or another option. We know that any change to the roadway might be aggravating but we think it would make walking, biking and driving in our neighborhood safer. Thanks to the Board for their consideration of this suggestion.

Harry and Lorraine Hyde



Grossman Company Properties Acquires Pointe South Mountain Resort In Phoenix

Former Arizona Biltmore Hotel Developer To Redevelop The Pointe South Mountain Resort

W. Matthew Crow, President and CEO of Grossman Company Properties (GCP) has announced that its affiliate, Pointe South Mountain Resort, LLC., has acquired the Pointe South Mountain Resort in Phoenix, Ariz. for an undisclosed purchase price from MONY Life Insurance Company. GCP will manage the Four Diamond resort through another affiliate, Classic Hotels and Resorts.



During the past four decades, GCP has developed, owned and managed more than 14 million square feet of high quality commercial properties and resorts including the historic Arizona Biltmore Resort. In 1992, after suffering years of disrepair, GCP acquired the famed Arizona Biltmore Resort out of foreclosure and undertook a multi-year, \$60 million program to enhance, refurbish and expand the "Grande Dame" to its original splendor, creating one of the great resorts in the western United States.

"The same team who redeveloped the Arizona Biltmore has begun plans for the renovation of the 164-acre Pointe South Mountain Resort including the refurbishment of the guest suites, a new grand entry, an expanded Oasis water park, an additional restaurant, extensive landscaping and other amenities to bring the resort to a position equaling the new resorts built in the Valley in the last few years," said Crow. "Our renovation is budgeted at \$50 million and we'll spend every penny of it."

In addition, Classic Hotels and Resorts will manage this AAA-rated Four Diamond resort and is pleased to announce that all the associates, including the entire Executive Committee, under the direction of Pointe South Mountain Resort's Managing Director, Charles Naberhaus and General Manager, Paul Gray, will remain with the resort. "We discovered a great team of people at the resort who have excelled during the transition and we look forward to their continued involvement in the renovation and repositioning of the resort," Crow stated.

"Over the past few months, our team has been working on the plans for the renovation which will start with a complete upgrade of the resort's 640 suites. All of the work will be strategically phased over a few years to avoid any disruption in the resort operations," said Crow.



"We are excited about the possibility of creating an even greater resort which features the Oasis water park, Phantom Horse Golf Club, Phantom Horse Athletic Club & Spa, Phantom Horse Grill, Aunt Chilada's and Latitude 30° restaurants, convention and meeting facilities and a family-friendly atmosphere which will be enhanced with even more amenities," Crow added.

"Our focus is on Phoenix and we can't wait to get started. We are proud to have played a part in the development and growth of this great city," stated Sam Grossman.

Grossman Company Properties, founded by Sam Grossman, is headquartered in Phoenix, Ariz. and is one of the premier commercial and residential developers in the western United States. During the past 43 years, GCP has built, developed and managed more than 14 million square feet of high-quality properties including Biltmore Fashion Park, the Arizona Biltmore Resort and Spa, Phoenix Spectrum Mall, Park Central in Dallas, the Inn at Laguna Beach in California, Eagle River (mixed-use development) in Eagle, Idaho and the award-winning master planned community of Hidden Springs in Idaho.

The Market is Changing!

In this changing market, make sure you are represented by the realtors who have consistently delivered successful results in your community.

Bob and Jane have sold over \$10 million in Pointe home properties in the past 3 years. They can deliver the results you deserve!

Set an appointment today to discuss your real estate needs and goals.

Bob and Jane Meneely: *Your Pointe South Mountain Community Realtors.*

Bob and Jane Meneely
602-690-4511
www.bobandjane.com



Bob Meneely
Realtor



Jane Meneely
Realtor



Community Action Security is our nightly patrol service. Please make note of their phone number.
Community Action Security
602-697-2606

