



South Mountain Messenger

Pointe South Mountain Homeowners Association Holiday Issue 2007

Message From New Property Manager

by Jim Goers

The Osselaer Company and your new Property Manager would like to take this opportunity to say how honored we are to be the management company selected to bring forth and assist in developing the splendor of this wonderful Pointe property. We truly want to make your community the "FOCAL POINTE" of South Mountain!

While the Board members and Property Manager work on community-wide issues (i.e. street sealing, common area landscaping, balcony repairs, general maintenance and tree maintenance in all areas, etc.) homeowners can do their part on their own properties. Since taking over in early October, I have noticed much needed personal property maintenance in front and backyards as well as courthome patio areas (mainly palm trees and ficus). In many cases, there is trimming needed in order to eliminate the dead debris after last spring's DEEP FREEZE. In addition, we ask that all bougainvillea be trimmed off the walls to a height equal to those walls as well as trees trimmed and thinned out.



Presently, your Property Manager is involved in many uplifting projects for the Community, some of which are already evident while others are additions to already splendid aspects here at the Pointe South Mountain. Seal coating of the

streets will begin in mid June 2008, and, preceding that, fire lanes need to be identified and painted as well as ongoing maintenance programs for trees and shrubs throughout the Pointe community common areas. Other projects are signage repair/replacement, additional lighting of 48th Street common areas, and common wall patching/painting.

It should be noted that our community owes a great deal of thanks and gratitude to our long time neighbors, Arizona Grand Resort (formerly Pointe South Mountain Resort). During their project of changing out the original Gosnell fixtures, they have given us, at no charge, approximately 70 retrofitted Gosnell lights. Our current lights will gradually be replaced with these fixtures, thereby realizing a total energy savings of more than 40%. In addition, there are three (3) very dark corners on 48th Street specified by the Hospitality Committee project (Winston/48th, Euclid/48th, Valley View/48th) where Gosnell fixtures will be installed for the first time.

Finally, to all owners and tenants of this most unique community, your patience has been appreciated. Your continued positive attitude is paramount. We all come together for one common goal - to make the Pointe South Mountain HOA the finest community in the entire Valley. Please feel free to contact me with any questions or concerns via my e-mail address jim@osselaer.com or 602-277-4418 (Ext. 14).

NOTE TO HOMEOWNERS:
The coupon books are being printed and will be mailed out in sufficient time for the first 2008 payment.

Report From The Treasurer

by Dave Harp

On November 26, 2007 the Board of Directors finalized the 2008 budget and assessment levels. The Common Area assessments were increased from \$86.00/month to \$95.00 per month. The Courthome maintenance assessment was increased from \$124.00/month to \$135.00 per month. The total assessments paid by Courthome residents hereby increase from \$210.00/ month to \$230.00/month. However, this year we will provide for monthly payments, as opposed

to quarterly, to allow for easier budgeting. If homeowners elect to pay monthly, the assessment is due on the first of the month and late fees will apply if not paid by 30 days after the due date.

Common Area Budget/Assessments

The common area assessments have increased for the first time since 2004. The major areas of increased expenses are: Patrol Service increasing \$36,000 or \$3.50 per door/month. In July 2007, the board recognized the need for increasing the hours of patrol service and the need for

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Seasons Greetings To All!

by John Egbert, CAS Services

And, towards that end; we wish to impart a few tips regarding Safety and Security for you and your loved ones over the holidays. Even though this is the season for **giving**, we must also realize that it is the season for **taking**. Police statistics show that more home burglaries occur during this time of the year than any other. What often makes it difficult to protect ourselves from this situation is the fact that there are a lot of strange faces in our neighborhoods due to the influx of out of town visitors. One way of combating this is very simple, but also sometimes **VERY** hard for us to do!

BE FRIENDLY!

If you see someone you do not recognize walking about your neighborhood, try introducing yourself! You need only give them a first name. (and any name will do!).



Strike up a conversation and ask them if they're from out of town and, if so, from where? Who are they visiting? How long will they be in town? I'm certain that you will find out soon enough, based on their reaction, just how "real" this "visitor" to our neighborhood **really** is.

I must admit that this technique is easier for the more extroverted of us, but if you feel comfortable with it, I'm sure you might even find another benefit. You might find yourself talking with a truly enjoyable person! If this is not something you feel comfortable with, and you have a bad feeling about their "true" purpose for being in the neighborhood; call Phoenix Police Department's **NON-emergency** number (602-262-6151) and report the incident. Be sure to make note of important details regarding: height, weight, hair color and length, type of clothing and its color, their nationality, etc. Or; call us if it is during our normal patrol hours (approx. 9:00 pm – 5:00 am) @ 480-430-5003. Working together, we can make this a better Holiday Season!

A couple of additional tips for your security as well as that of your home:

(1) We have all taken a walk after Christmas day, and seen the empty gift boxes at curbside for trash pick up. **"Oh look! Bob and Nelda got a new 25" Plasma T.V. for Christmas!"** Or.....**"The Olsons got a beautiful new top of the line DVD player."** **OUCH!** This type of behavior is like a shopping list for thieves! If you don't feel the need to shred the boxes that your new toys came in, (Computers, DVD players, T.V. sets, etc.) at least fold them inside out, bag them with all of that used wrapping paper and recycle them. It just isn't worth it to give our unwanted visitors any advantage!

This tip is for those of you leaving your neighborhood to visit friends or relatives elsewhere:

(2) Always leave a light on! Tell a neighbor where you are going and when you will be returning. I also recommend leaving a contact number with a neighbor in the event of an emergency at your property. If you do not cancel your newspaper, at least have someone pick it up every morning. Lastly, ask your neighbor to remove those solicitation fliers from your door and gate. Nothing screams **"COME ON IN, I'M NOT HOME"** to a thief like half a dozen Pizza coupons stuck to your front door!

The following does not pertain to Safety and Security within the community, but I feel it needs to be included.

(3) With regard to shopping malls and other public places, thieves are,

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South Point Animal Clinic

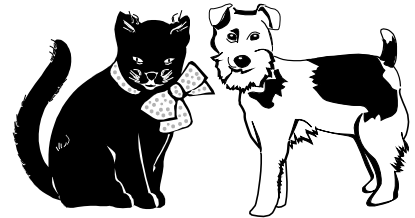
Patricia O'Beirn, DVM

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

Full Service Facility

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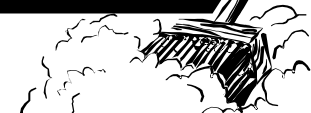
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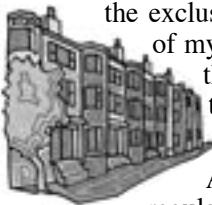


ACC Report

by Darla Ericson

One by one, as the winter visitors return, they are surprised and, yes, speechless, to see real estate **For Sale** signs posted throughout our Pointe community. If homeowners are not already aware, a new AZ State Statute went into effect 9/19/07 which prevents Homeowners Associations from enforcing the CC&R's as it relates to the posting of **For Sale** signs.

In a down market as we are experiencing at this time, the best way to advertise your home for sale is through the MLS. Posting **For Sale** signs is not going to change the market or increase the value of your home. The signs encourage unwanted traffic on our private streets and, in addition, allow realtors free advertising space at the Pointe. I personally feel that the absence of **For Sale** signs adds to the exclusivity of the neighborhood and a sense of mystery of what might be for sale or why there aren't any signs posted. It keeps the speeding traffic down and helps keep our streets uncluttered and beautiful.



An interesting note for those of you who regularly attend the HOA meetings – there are many residents who continue to ask that we add more gates to keep the traffic out. Posting **For Sale** signs invites unwanted traffic into our community.

For those homeowners who find these signs offensive, here are some positive actions you can take: (1). Tell your neighbors who have the sign posted in their yard how you feel. (2). Write to your legislator. (3) Write to Governor Napolitano and express your dissatisfaction with this new legislation. (4) Do not use or recommend agents who post their own signs in our community and thereby disrespect and ignore the aesthetic beauty of our Pointe community simply to **MAKE A SALE!!!!**.

The Open House policy has not changed. Only the Pointe **“Residence Open”** directional signs are permitted for open houses. Homeowners/agents wishing to display these approved signs are asked to contact our Property Manager, Jim Goers.

Seasons Greetings To All *continued from page 2*

by nature, **very** good at spotting potential victims. When exiting stores, restaurants, movie theatres, etc. **LOOK AROUND YOU** and be aware of your surroundings! Take note of who is nearby and what they appear to be doing there. How often have you seen someone walking through a parking lot digging around in their purse or shopping bags with their heads down and no clue as to what is occurring around them? This is a good way to make you a prime target for thieves! (Not to mention a great way to get hit by a car!)



As I have said many times before,

Elegantly Remodeled Townhome



With great attention to design, detail and craftsmanship, this completely remodeled condo offers a gourmet kitchen, new bathrooms and a low-maintenance yard w/beautiful courtyard entrance. Excellent “winter home.”

Karen DeDonato, Realtor®

Residential & Investment Specialist

Mountain Sage Realty

Phone: 480.586.0998

Email: kdedonato1@cox.net



For Sale By Owner

Pointe South Mountain townhome, \$245,000, 410 model, 1050 sq. feet, 2 br, 1 1/2

bath. Remodeled with new paint, travertine tile and more!

Gorgeous large courtyard, close to Siesta pool.

Call Kim

602-697-3238

No Cost Loan Available



The new law allows **one** **For Sale** sign to be posted on a homeowner's property. No signs are permitted on or hanging over common area. Legally, at this time, we have no choice but to allow it. That being said, many of the residents are most unhappy about these highly visible changes for they moved into the Pointe community because of the strict CC&R's and governing documents.

the best way for you to protect yourself from crime during the holiday season as well as throughout the year is to be aware of your surroundings. Talk to your neighbors. Know what's happening around you as well as throughout your neighborhood. Do not hesitate to call the Phoenix Police or your Courtesy Patrol if something doesn't feel right! We would much rather check things out and find that it was a false alarm, than have to take a report on an incident that might have been avoided with a simple phone call!

Once again, I wish everyone a Safe and Happy Holiday from everyone here at **Community Action Security Services (480-430-5003)**.



Landmark Phoenix Resort Undergoes Grand Enhancements



Pointe South Mountain Resort Becomes Arizona Grand Resort; \$21 Million Guest Suite Renovation Underway

PHOENIX--(BUSINESS

WIRE)--Imagine spending \$32,000 to renovate your favorite room. Now imagine spending that money 640 times over. That \$21 million investment is just the beginning of the renovations at Arizona Grand Resort, now owned by Grossman Company Properties, a leading national developer with a long history of successful real estate and resort hotel redevelopments.

Sam Grossman, founder of Grossman Company Properties, purchased Arizona Grand Resort in 2006 and immediately saw the potential for greatness. "If you've ever been to Arizona Grand, the first thing you notice is its amazing natural setting and the friendly staff," said Grossman. "Our rooms needed to reflect the beauty of that environment."

Immersing guests in the natural beauty of the property is also much on the mind of Richard Behr, Arizona Grand Resort's new Managing Director. Behr brings extensive luxury resort experience and a vision Grossman believes will make the renovated property not only "the friendliest resort in Arizona," but a can't-miss fun experience.

Says Behr: "We have more than 160 acres located at the



Bronson Construction

Already Serving Pointe Residents...
For people who have better things to do.

- **Replace fluorescents - Install can lights**
- **Add French doors or new windows**
- **Remove a wall or add a wall**
- **Ceiling fans**
- **Remodel kitchen or bath**

I do it all! Randy Bronson	Insured and Bonded ROC #076676
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Call: Jane Karkosky for an appointment **602-438-4996**

doorstep of the South Mountain Preserve, a setting that gives our guests unlimited year-round choices. Whether they want to hike through the mountains, play golf, lounge by the pool, slide down an eight-story water slide at the Oasis Water Park, visit the spa or dine at one of our restaurants, we offer our guests a property unlike any other in the state. Each suite and every employee reflects what the state of Arizona and our resort has to offer." Behr was enlisted to extend the enhancement process beyond the physical renovations and additions.

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Did You Know...???

..... our vendor, Curbside Trash/Recycling is now accepting #5 plastics?

..... that you can register a barking dog complaint by calling the City of Phoenix Barking Dog Hotline @ (602) 262-6466?

..... that you can report an animal at large by calling the Maricopa County Animal Control hot line at (602) 506-7387?

..... that consumers need to be aware of the dangers of the new efficiency CFL bulbs in the event of breakage? It is true that a CFL will produce 70% less heat in the home, will last up to 10 times longer than a regular bulb and even though these bulbs use at least 2/3 less energy, there are precautions and instructions when using this product. Go to the website www.energystar.gov and, in the SEARCH box, type in "CFL bulb disposal" to learn more about handling, breakage and recycling of these bulbs.

..... that a roll off container will be placed in the Monte Way Pool parking lot by our vendor Curbside Trash/Recycling on January 4th? It will remain there until Wednesday, January 9th, in order for homeowners to downsize, de-junk, clean out garages, etc.

EDITOR'S NOTE: The Editor wishes to thank homeowner, Karin Schmittenberg, for bringing to our attention the precautions regarding CFL bulbs.

TRASH

Pick up is 2X weekly on Tuesday & Friday mornings.
Trash is to be placed at the curb or pick up location
the night before and only after sundown.

RECYCLING

Pick up is 1X weekly on Wednesday mornings.
Items for recycling are to be placed at the curb the
night before and only after sundown.

Recycling or trash questions should be directed to Mike at Curbside @ 602-225 0020 or Barbara @ 602-431-0888.



Landmark Phoenix Resort *continued from page 4*

“The little things can go a long way,” said Behr. “We’re making sure we address everything that will make our guests’ stays fun and friendly.”

In addition to guest suite room enhancements, 50 new one and two bedroom luxury villas will be added to the resort for purchase by potential investors. The Villas at Arizona Grand Resort feature luxury resort amenities along with resort, golf course and Oasis Water Park views. The Villas are currently available for purchase with a move in date scheduled for December 2008.

About Arizona Grand Resort

The 640-suite Arizona Grand Resort is located on 164 beautifully landscaped acres at the base of the spectacular South Mountain Preserve, six miles from Sky Harbor International Airport. Resort highlights include the seven-acre Oasis Water Park – named one of the Top 10 Theme Parks in the country by the *Travel Channel* – an award-winning 18-hole challenging golf course woven through the scenic Sonoran desert,



five specially themed restaurants, the intimate Arizona Grand Athletic Club & Spa and 117,000 square feet of meeting and function space, including a 20,000-square-foot exhibit pavilion. More information is available at ArizonaGrandResort.com

About Grossman Company Properties

Grossman Company Properties (GCP), founded by Sam Grossman, is headquartered in Phoenix, 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 the Arizona Biltmore Resort and Spa, Biltmore Fashion Park, 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.



MERRY CHRISTMAS!



Representation by a REALTOR who is knowledgeable and experienced in the Pointe South Mountain Community is essential in this challenging market. Bob and Jane Meneely have a proven track record of success in the Pointe. They have the experience to deliver the results you want!

Professionals with integrity.

Contact Bob and Jane Meneely for your real estate needs.

Bob and Jane Meneely
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www.bobandjane.com



Bob Meneely
Realtor

Jane Meneely
Realtor



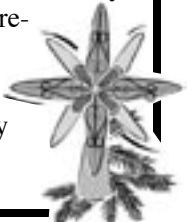
Report From the Treasurer *continued from page 1*

dedicated security patrol to our community. The second area is a Tree Trimming budget increase to \$25,000/year, which equates to \$2.50/door/month. The board believes our major asset, the trees, have not been maintained, thinned, and trimmed to the extent needed. This will be the first of several years of large amounts of money being spent on tree health. Thirdly, our cable TV contract calls for another increase of \$1.70 per door/month. The cable expense at \$25.00 is still significantly under the individual rate of \$40-45 per month if purchased outside our contract. Finally, contribution to common area reserves, \$1.72/door/month in 2007, was increased to \$4.27 for 2008. With the change in property management company in October, 2007 we have realized a savings of about \$1.30/door/month, offset by other increases in insurance, propane for pools etc.

Courthome Budget/Assessments

The Courthome assessments have increased again \$10/door/month. This is the fourth increase in four years, and reflects the increasing cost of an aging community and buildings. The major contributing factors are a 9% increase in water from the City of Phoenix, and a 5% increase in usage in the Courthomes. The combined effect is a budget increase from \$33.33 to \$38.00, or \$4.67 per door/month. The second major increase area is Tree Trimming budgeted for the first time at \$15,000 or \$3.00 per door/month. Again, our greatest asset needs a lot of care as they grow and age. The past two months four major limbs have fallen from eucalyptus trees. They desperately need attention. Finally, we have again increased contribution to reserve for long term maintenance \$1.80 per door/month. Tile roofs are now beginning to fail, and a new study commissioned by the board, indicates we have a \$350,000 expenditure for replacing/repairing balconies over the next several years.

The board realizes these assessment increases can be a hardship on many members of our community. We will continue to act prudently to assure the best value for our community money.



Pointe South Mountain Residential Association Board of Directors and Committee Chairs - 2007

Directors

President: John Bonander

Vice President: Kay Hatch

Treasurer: Dave Harp

Secretary: Barbara Hanser

Directors: Frank Frangul, Dana Kennedy, Robert Wible

Newsletter Deadline

Advertising Deadline: 02/08/08

Articles Deadline: 02/15/08

Call 602-431-0888
to advertise

Committee Chairs

ACC (Darla Ericson, Chair)

**Courthome Advisory
Committee** (*volunteers needed*)

Hospitality Committee
(Rosemarie Godfrey &
Karen DeDonato, Co-Chairs
(*volunteers needed*))

Recycling Committee
(Barbara Hanser, Chair)

Management Company

THE OSSELAER COMPANY
532 East Maryland Avenue
Suite F
Phoenix, AZ 85012-1130
(602) 277-4418

(for after hour emergencies,
call the main # and follow
the prompts)

Property Manager: Jim Goers

Our Website:
www.psmra.com

Community Action Security:
(nightly patrols)
(480) 430-5003

The Osselaer Company

532 East Maryland Avenue, Suite F
Phoenix, AZ 85012-1130

NOTICE:

The newsletter contains important information about the Pointe South Mountain Residential Association. This includes notices of future association meetings and changes in policies and procedures. All residents are urged to read the newsletter in order to be better informed about community events.

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CONGRATULATIONS! **Christmas Light Decoration Winners:**

1st Prize (\$100): *Jimmie Lewis*

2nd Prize (\$75): *Richard & Susan
Reilly*