

# Dobson Place

*A nice place to call home.*

First Quarter 2014

Dobson Place Community Association Newsletter  
www.dobsonhoa.com

## Annual Meeting Election Results

The Annual Meeting was held on November 19th. Four board positions were open for the community to elect for a two-year term. All four candidates who were named on the ballot were elected by the homeowners. Thank you to these homeowners for your willingness to volunteer and help make the community a nice place to live; Don Thompson, Greg Woods, Pete Cwik, and Matt Osborn.

In the annual meeting notice and ballot, we posed a few questions for your consideration. Here are the results:

**Question 1:**

*"Would you like to see a Volley Ball Court replace one of our smaller playgrounds within the community?"*

**Answer:**

44% want to convert one of the tot lots into a volleyball court.

**Question 2:**

*"Do you feel you are receiving value for your association assessment?"*

**Answer:**

77% of respondents feel they are getting their money's worth.

### Payment Address Change

Please note the address for sending your quarterly assessments. Whether you pay with automatic bill pay or by sending in a check via the US Postal Service, you must use the address below or your payment could be late.

**The payment address is:**

**Dobson Place Homeowner's Association**  
633 E. Ray Rd. • Suite 122  
Gilbert, AZ 85296

## Dobson Place Calendar

The Dobson Place HOA Board meets on the third Tuesday of each month at 7:00 pm.

All meetings are open to the public and are held at the office of our property management company; Renaissance Community Partners.

Their office is located at 633 E. Ray Road Suite 122 in Gilbert, on the south side of Ray Road just west of Lindsay Road.

### Important Dates

**December 14th, 2013**

Winterfest Block Party

**December 17th, 2013**

Board Meeting - 7:00 p.m.

**January 21, 2014**

Board Meeting - 7:00 p.m.

**February 18th, 2014**

Board Meeting - 7:00 p.m.

**March 18th, 2014**

Board Meeting - 7:00 p.m.

**April 15, 2014**

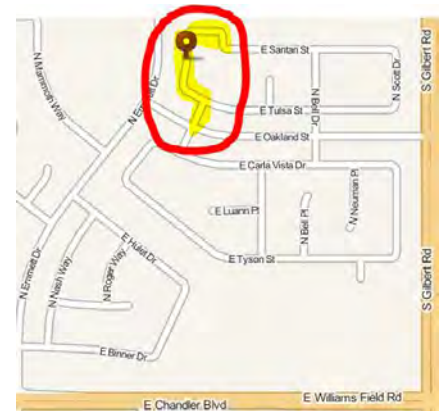
Board Meeting - 7:00 p.m.



# WINTERFEST IS DECEMBER 14, 5 TO 10PM

## SCHEDULE OF EVENTS

- 4:30pm Chandler Fire Truck Tour on Tulsa
- 4:45pm Free Glow Necklace (while supplies last)
- 4:59pm Opening Flag Ceremony with Troop 2042
- 5-7pm Gifts & Photos with Santa (ages 10 and under)  
Train Rides for Tots on San Tan  
Hot Dogs on the Grill
- 6-10pm Live Music with Category 5  
Rock Cover Band with your favorite tunes from the 70's to today!  
Plenty of seating available and dancing is encouraged!
- 5-10pm Potluck, Soda, Desserts and Hot Cocoa  
Blanket Drive Drop-off  
Face Painting & Balloons with TrickSee  
Two Bounce Houses: One for 5 & under and one for 6 & up;  
Parental supervision required



*Donations or Potluck welcome.*

*This is NOT an HOA sponsored event. • www.DobsonPlaceBlockParty.com*

# Assessments Remain the Same Four Years Running

By Don Thompson

Dobson Place Treasurer

The year 2013 has again proven to be both a challenging and highly satisfying year for your Dobson Place Homeowner’s Association. Your Board of Directors has continued our focus on maintaining the quality of life in our community while simultaneously managing the current costs and expenses, as well as financial planning for our future.

Your Board of Directors is extremely pleased to announce the good news for 2014. Our quarterly assessments will remain \$127.00 per quarter. This will be the 4th consecutive year the quarterly assessments will be \$127.00. Our assessments will continue to be collected quarterly with assessments due on the first day of each calendar quarter beginning January 1, 2014.

While maintaining stable quarterly assessments, your Board of Directors has also positioned our community well to meet the ongoing asset repair and capital replacement costs in the future. An updated Reserve Study was completed in May, 2013. This study identifies and quantifies future assets replacement costs (playground equipment, block walls, granite, etc.). The Boards enhanced focus for the last few years on increasing our monthly reserve contributions has been successful. Based on the updated Reserve Study, for the first time ever, your Dobson Place Homeowner’s Association will be fully funded for the near term asset replacement costs. The fully funded reserve minimizes the likelihood that any special assessment for asset replacement will occur in the near term.

Although this is great news for the community as a whole some of our neighbor homeowners continue to face personal financial challenges. The Homeowner’s Association recognizes these individual financial challenges occur regardless of the broader economic circumstances in our state and country. The Board strongly encourages those homeowners who may be encountering some temporary financial challenge to reach out the board to see in if any alternate payment options are available regarding payment of your quarterly assessments.

Seasons Greetings and best wishes for a happy and prosperous New Year in 2014.



<b>2014 Budget</b>	
	<b>Jan - Dec 14</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Administrative Income	349,220.00
Collections / Legal Fee Income	14,550.00
<b>Total Income</b>	<b>363,770.00</b>
<b>Gross Profit</b>	363,770.00
<b>Expense</b>	
Collection Costs / Legal Fees	12,290.00
Administrative Expenses	121,148.00
Contract Labor	4,370.00
Landscape Expenses	167,947.00
Other Expenses	5,240.00
Taxes	55.00
Utilities	52,720.00
<b>Total Expense</b>	<b>363,770.00</b>
<b>Net Operating Income</b>	0.00
<b>Reserve Income/Expense</b>	
<b>Reserve Income</b>	
Contribution to Reserves	42,000.00
<b>Total Reserve Income</b>	42,000.00
<b>Reserve Expense</b>	
Use of Reserve Funds	9,000.00
<b>Total Reserve Expense</b>	9,000.00
<b>Net Reserve Income</b>	33,000.00
	<b>33,000.00</b>



# Stay Informed About Your Community

## Sign up for "Dobson E-Mail Blast"

In an effort to better communicate with homeowners, we are offering a free service called "E-mail Blast." Once you record your e-mail on the HOA website, you will receive periodic communications from the Board, such as:



- 1) What's the deal with all of the construction activity on Emmett?
- 2) Projects undertaken by our landscape service
- 3) Reminder dates and times for community events (garage sale)
- 4) Opinion poll feedback

Simply visit [www.dobsonhoa.com](http://www.dobsonhoa.com), enter your information, and a confirmation email will be sent to you. As always, the Association values your privacy and this service will only be used to send you periodic updates and important news about the Dobson Homeowner's Association.

# City of Chandler Christmas Tree Recycling Information

Christmas Tree Recycling takes place between Dec. 26-Jan 17. Christmas trees collected are chipped and reused in park landscaping projects.

For safety, please remove: Tree stands, nails, ornaments, garland, lights. **DO NOT** place tree in bag.

### Curbside Christmas Tree Collection

Tree must be out for collection by 6 a.m.. on your recycle day. Place tree at the end of your property, no more than 4 ft. behind the sidewalk. Driver cannot go more than 4 ft. on your property to retrieve the tree.

**DO NOT** place tree in can, on sidewalk, street or alley.



For more information, visit: [www.chandleraz.gov/default.aspx?pageid=233](http://www.chandleraz.gov/default.aspx?pageid=233).

# Events @ DobsonHoa.com

The board would like your feedback regarding activities to host for our community. In the past we have hosted Movie Night at the Park, Easter Egg Hunt, and Halloween Costume Contests. If you have a suggestion for a community-wide event or just a way to get together with your block, please e-mail [events@dobsonhoa.com](mailto:events@dobsonhoa.com).

# Dobson Place Board of Directors

- Director ..... Pete Cwik
- Director ..... Willie Hall
- Director ..... Elizabeth Harris
- Director ..... Wade Jernigan
- Director ..... Matt Osborn
- Director ..... Don Thompson
- Director ..... Greg Woods

Managed by:  
Renaissance Community Partners  
480-813-6788  
633 E. Ray Rd. • Suite 122  
Gilbert, AZ 85296

## Important Phone Numbers

- Police & Fire ..... 911
- Chandler Police Non-Emergency # ..... 480-782-4100
- Barking Dogs ..... 480-782-2275
- City of Chandler ... 480-782-2000
- Graffiti Hotline.....480-782-4130
- Solid Waste/Bulk Pick Up ..... 480-782-3510
- Street Light Outage ..... 480-782-2000

The Dobson Place News is a community publication from the Dobson Place Community Association. We welcome all comments, contributions and letters. Please contact us at Renaissance Community Partners, 480-813-6788.