



## **SURPRISE FARMS COMMUNITY ASSOCIATION SUMMER 2011 NEWSLETTER**

Surprise Farms is a diverse community where the participation of all homeowners and tenants is needed to maintain the beauty and value of our homes. Before this property could be developed by any builders, the land owner(s) established the Covenants, Conditions, & Restrictions. These CC&R's govern the community, protecting property values, establishing a standard appearance and address what may take place within its boundaries. Property values decline when there are homes with weeds, unkempt lawns, and overgrown trees and bushes. The well-kept appearance of your property enhances the entire community and makes Surprise Farms attractive to those interested in purchasing homes in our community. A weed free and well-trimmed yard, trash containers properly stored where not visible and cars parked off of the streets create an environment we should all expect and be proud to come home to.

Our community CC&R's and Design Guidelines govern the community, establishing a standard appearance and rules which protect property values. These documents were provided to you when you purchased your home and are available on the community website [www.surprisefarms1.org](http://www.surprisefarms1.org) under the Docs & Regs page. If you are new to the community please take time to review these items and contact the community manager, Peri Swenson, at Kinney Management with any questions.

The Architectural Submittal Form is also located with these documents and is required for changes or improvements to your lot. If you are planning summer improvements to the front of your lot or home or have upcoming backyard projects, which are visible over the fence line, please fill out the forms in advance of the project for review and approval. This includes landscape changes or improvements, exterior home painting, the addition of ramadas, gazebos or kids playstructures to name a few. Please also remember that you are required to have a minimum number of plants and trees in your front yard and that early summer is still a good time for planting.

We encourage you to attend our monthly board meetings and participate in discussion and decisions which affect our community.

## **COMMUNITY CONTACTS AND IMPORTANT PHONE NUMBERS**

### **Emergencies: 911**

**Surprise Police Department**  
(623) 222-4000

**Surprise Fire Department**  
(623) 222-5000

**Arizona American Water**  
(800) 838-0834

**Maricopa County Animal Control**  
(602) 506-7387

**APS**  
(602) 371-7171  
[www.aps.com](http://www.aps.com)

Report street light issues  
(Requires street name and pole number)

**City of Surprise Sanitation**  
(623) 222-6000

**City of Surprise Code Enforcement**  
(623) 222-3013

**Councilmember John Williams:**  
(623) 222-1323  
[john.williams@surpriseaz.gov](mailto:john.williams@surpriseaz.gov)

**Surprise Farms Board of Directors**  
Renee Nelson  
Gayle Carmack  
Velko Jerkovic  
Dana Rosenbaum

### **Surprise Farms Community Contact Information**

#### **Community Manager**

**Peri Swenson**  
P.O. Box 25466  
Tempe, AZ 85285  
(480) 820-3451 ext 202  
[peri@kinneymanagement.com](mailto:peri@kinneymanagement.com)

#### **Accountant**

**JoAnn** (480) 820-3451 ext 216  
[jwagner@kinneymanagement.com](mailto:jwagner@kinneymanagement.com)

**Community Website**  
[www.surprisefarms1.org](http://www.surprisefarms1.org)

## PARCEL 8 - What are your boundaries???

Parcel 8 is unique from the standard homes in the community, which consist of just front and back yards. So what boundaries are the homeowners –vs- the Association's? The Association is responsible for keeping the common areas, granite, and turf areas maintained. The areas in between the front and back gates are the Homeowners responsibility to keep weed free. The walls that surround the property are the responsibility of the Parcel 8 Homeowners Boundaries. Please refer to the picture below. If you are unclear of the specific areas that are your responsibility as a homeowner, don't hesitate to call the property manager, Peri, for clarification.



## COST EFFECTIVE

We would like to transition into a cost effective and environmentally friendly method of providing our newsletters. Our community is comprised of 1,003 homes and we would like to produce quarterly newsletters, but at the same time be able to do it in a cost effective manner for the community. It has been discussed at the HOA Board meetings to have the Surprise Farms newsletter posted on the website only in order to save the association (your) money and do our part to protect the planet's resources.

Residents will be notified as this process occurs. Volunteers are also welcomed to help produce our quarterly newsletter. Contact Peri Swenson at 480-820-3451 ext 202 if you are interested in lending a hand.

## City Launches Water-Saving Plants Website

**Provided by Diane Arthur, Public Information Officer with The City of Surprise**



Desert dwellers are always on the lookout for ways to conserve water, and one of the best ways is through designing water-saving landscapes.

The city's Sustainability Division of Public Works has launched a new online Water Saving Plant Guide featuring numerous varieties of low-water trees, shrubs and plants that will bring color to your yard; help clean the air; and conserve water. The link is easy to find at [www.surpriseaz.gov/greensurprise](http://www.surpriseaz.gov/greensurprise).

"This is a great resource for people wanting to see different low-water plant options that grow well in the desert," says Sustainability Manager Terry Lowe.

The site features beautiful color photos of various plants/trees and information about them, including planting and water tips; plant size and whether they attract wildlife or bloom.

Site visitors can also create their own plant list from the site. Click on the "All plant to My List" link under any plant photo and your selections are stored. You can see more detailed information about the plants, or you can pull a Plant List Report, print it and take it with you on your next visit to the nursery.

Water Conversation Specialist and Master Gardner London Lacy also cautions against over-watering your landscape. "You can reduce your landscape watering 30 to 50 percent by adjusting your irrigation each season. This website features a Watering Tips guide that shows how much water various plants, trees and shrubs need at different times of the year."

It is also a violation of the Surprise Water Conversation Ordinance to have landscape water runoff into public streets and sidewalks and adjacent private property. All outdoor hoses are also required to have an automatic shut-off nozzle attached.

For more information about the Water Conservation Ordinance, visit the Water Conversation page of [www.surpriseaz.gov/greensurprise](http://www.surpriseaz.gov/greensurprise). For sustainability questions, please contact [sustainability@surprise.gov](mailto:sustainability@surprise.gov).

## West Valley Loop 303 Expansion will heat up in June



For the past year, the Arizona Department of Transportation has held public meetings, designed walls and revised plans to try and meet the concerns of homeowners in surrounding communities.

Sound walls will run at varying heights from Mountain View to Greenway Roads, affecting Sun City Grand, Bell West Ranch, Surprise Farms and Northwest Ranch. Wall heights will range from 12 feet to 18 feet. ADOT officials have stated that rubberized asphalt will help deaden traffic noise, which was another concern for residents. The walls will end at Greenway as the freeway moves into commercial zones.

An expanded Loop 303 is an essential factor in the future economic development of Surprise. The freeway will bring residents and shoppers to the master-planned Prasad development, which will eventually include a Westcor regional mall between Waddell and Cactus roads. The mall is expected to bring jobs, entertainment and shopping to the city.

While ADOT and its construction contractors strive to inform the public about planned restrictions, during any complex construction project, there is always a possibility that unscheduled closures or restrictions may occur. During Loop 303 construction, plan ahead for unexpected restrictions - and remember to slow down in the work zone.

## Landscape Committee Volunteers Needed

The Landscape Committee is interested in recruiting residents participation. The committee is looking to acquire 2 residents from each parcel to help in keeping our neighborhood's appearance attractive. Contact Peri if you are interested.



## Surprise Police Department—Community Alert



According to Officer Jon Huston, the Surprise Police Department has seen an increase in the City of Surprise in vehicle burglaries and theft of backyard pool vacuums. Officer Huston recommends that everyone park their vehicles in the garage when possible, and if not, on the driveway locked and remove anything of value from them. Most thefts involve phones, laptops, and other items of value left out where they can be seen. He also suggests it may be a good idea to secure the pool vacuums when not in use.

## Street Parking

Vehicles parked overnight on the streets create a safety problem if emergency vehicles are responding to a call and cannot proceed through a street lined with vehicles. In accordance with your Association rules, vehicles are to be parked in garages and driveways. Overnight street parking and parking in the side yard granite is not permitted.

## RESPONSIBLE DOG OWNERSHIP

Besides being unsightly, dog waste is a health risk, that is most often ignored by dog owners who don't feel comfortable carrying around a plastic bag with Rover's leftovers. About 40 percent of Americans don't clean up after their dogs and community pet waste problems are becoming a huge issue as residents try to figure out how to keep pet waste under control.

Fecal matter spreads germs and diseases. Parks, playgrounds, any community common areas, sidewalks, you're neighbors yard, and yes even your own backyard are locations owners need to be cleaning up after their dog! It's part of being a responsible pet owner.

You can't always control where your dog likes to poop but you can CLEAN IT UP! Set an example by being a proud and respectful neighbor; bring several bags with you when you take your dog for a walk! The community appreciates your participation.

## REMINDER



You recently received a letter requesting your participation in response to a request by Parcel 8 Members to the Board of Directors. Please take the time to review the information and respond by the July 15th deadline.

## **SURPRISE FARMS COMMUNITY ASSOCIATION**

P.O. Box 25466  
Tempe, AZ 85285

### **Did you know?**

You can sign up for automatic payment of your monthly homeowner association assessments. If you're interested in signing up, the ACH authorization form can be found in the front of your coupon book or you can contact your community accountant, JoAnn Wagner at (480) 820-3451, extension 216. You can also pay online by credit or debit card at [www.kinneymanagement.com](http://www.kinneymanagement.com)

### **Door to Door Peddler Law Revised by the City of Surprise**

- Solicitors are prohibited from visiting homes that display "No Soliciting" signs.
- Signs must be displayed near a home's address number and be visible from 20 feet\*
- Advertisements and flyers can be left only at the front door of homes without signs
- City ordinance does not apply to canvassers such as religious groups, non-profits or political candidates

\*Architectural Committee approval required prior to installation of signs that are visible from neighboring properties\*

### **Community Involvement**

We invite you to join us and invest one hour a month in your communities future! The Surprise Farms 1 Board meets the 2<sup>nd</sup> Monday of each month, excluding July and December. Please visit our website at [surprisefarms1.org](http://surprisefarms1.org) for future dates and meeting locations.

#### **2011 Meeting Schedule**

**All Meetings Held at Palm Vista Baptist Church @ 17475 W. Bell Rd. at 7 pm**

**No Meeting In July**

**August 8, 2011**

**September 12, 2011**

**October 10, 2011**

**November 14, 2011**

**No Meeting In December**