



PHOENIX HOMEOWNERS ASSOCIATION

October 2017 Newsletter

Parke Place Phoenix Homeowners Association C/O Southwest Community Management, P.O. Box 14767, Scottsdale, Arizona 85315
Contact: Linda Marie Perreault , Phone 480-657-9142 FAX 480-657-9148 email lindamarie@southwestcommunitygmt.com

Board of Directors

President: Tony Dong
tony.dongwentao@gmail.com
602-565-4138

Treasurer: Scott Anderson
sw-anderson@cox.net
602-485-7819

Secretary: Tim Fleming
lawfleming7@gmail.com
602-989-2994

BLOCK WATCH

It is important to keep an eye out for your neighbors. If you see suspicious activity, call the crime watch number:

26-26-151

If you see a crime in progress, call **911**,

Block Watch Co-Captains

Scott Anderson 602-485-7819
Tim Fleming 602-989-2994
Clayton Michaud 602-404-2380

Architectural Review Board

Architectural changes to your home including: exterior painting, changes to the façade or front landscaping, must first be approved by the review board.

Review board Members are:

Scott Anderson 602-485-7819
Jim Scavio 612-386-4052
Chris Tansey 602-568-0513

Any questions can be directed to the Architectural Review Board through our management company, Southwest Community Management at: **480-657-9142**

Meeting Notice



Oct 18, 2017

The Oct, 2017 Monthly Meeting of the Parke Place Homeowner's Association Board of Directors will be held on Wednesday, Oct 20, at the home of residents Jim and Joanne Scavio, 2028 E Angela Dr. at 7:00 PM.

Upcoming meeting agenda

1. Adoption of minutes
2. Off-site Management: Southwest Community Management
3. On-site Management Procedures and duties
4. New Business (committees)
5. Unfinished Business
New Website
www.parkeplacehoa.com

MESSAGE FROM THE BOARD PRESIDENT

Dear fellow Parke Place homeowners:

It is my great honor to be able to continue to serve on the Board, I would like to take this opportunity to sincerely thank you for your vote of confidence in me and what I believe. My wife and I moved in our home on Thanksgiving night of 2015 and we have always been grateful to be part of this great community with great people and beautiful homes. I have had the privilege to personally meet many of you because of my involvement in the HOA and I truly believe that our community is full of amazing people with great heart and soul who want to make this community safer and better place to live for our family.

Of course we will have different point of views sometimes on how to get there because of our differences in belief and life experience, however I believe that is absolutely necessary and essential in order to move this community forward, and the key is through healthy debate and members' participation. I am pleased to see an increasing number of homeowners participating in our meetings and to hear people voice their candid suggestions and concerns regarding various issues in our community, it is definitely critical for the Board to be well informed in order to make a just and balanced decision.

There are three things that I would like to invite you to consider:

I would strongly encourage you to attend the HOA meetings whenever possible and to speak your mind freely during the meeting with the Board and your fellow homeowners, again, the Board relies heavily on your inputs and the more people we hear from, the more well-informed we are in the decision-making process

I would sincerely hope people keep an open mind when differences arise, practice understanding others' point of view first before trying to be understood. I believe that only if we practice our empathy skills and set aside our judgement can we truly work through our differences and unite this community as one

I would genuinely suggest that people make an effort to get to know one other a little bit on a personal level. I believe that it will greatly increase mutual understanding and eliminate existing perceptions which may or may not be accurate. Again, a great way to do this is to come to the monthly meeting and simply start a conversation with one another.

As the ancient Greek saying goes: "united we stand, divided we fall", it is possible to live in a community of closed fortresses or one of close-knit family members, and the power of choice lies in the hands of each one of us.

Best regards,

Tony Dong, Fellow Parke Place homeowner

Draft Sept 2017 Meeting minutes

Meeting Date: September 20, 2017

Notice of Meeting / Agenda: Sept 2017 Newsletter (hand delivery all lots)
Introductions / Preliminary Meeting called to order 7:00 p.m. (Tony Dong Presiding as temporary Chair).
Board Member Attendance: Tony Dong; Tim Fleming; Scott Anderson

Election of Officers:

Discussion among the board regarding the filling of officer positions. Input from homeowners in attendance regarding the benefits of more board member unanimity for the HOA. Discussion regarding officer leadership to attempt to facilitate the healing of division following a close election. Thereafter, with a final call to homeowners for input, by unanimous acclamation of the board it was,

RESOLVED: The officers for this term of the board shall be Tony Dong (President), Scott Anderson (Treasurer) and Tim Fleming (Secretary).

President Tony Dong addressed the body to the remaining matters on the agenda.

Management Company:

Whereas Alpha Community Management had given a 30-day notice of termination to the board at the meeting August 16, 2017, and is not in attendance at this meeting, discussion among the board took place regarding the need for a new management company. Tony Dong confirmed that from his communication with Alpha, they would not be continuing as our professional management company. It was observed that bill paying, maintenance and landscaping all needed to be accomplished without interruption. Also, the billing for fourth quarter assessments requires high priority attention.

Discussions ensued regarding the scope of service for a new professional management company. The Board discussed comparisons between full management services as had been provided by Alpha, and an alternative semi self-management approach. Tony Dong initiated discussion regarding a list of services needed by the HOA from a management company. Discussion ensued regarding various services along with the comparative costs available for those types of services.

From the discussion among the board and with input from homeowners in attendance, the option was favored to pursue a vendor who could provide the off-site services, including for example financials, billing, deposits, bookkeeping, election ballots, violation notices and other paperwork portions of our HOA management. This would leave the on-site management of the HOA to the homeowners and the board. Jim Scavio clarified that we would need a vendor who could be at the annual meeting and help us with the election to insure integrity in the process. Tony Dong intimated the need for board unanimity regarding the on-site management and the enforcement issues.

Tim Fleming discussed outreach to a CPA that he had used for recommendations regarding HOA management vendors. Scott Anderson and Jim Scavio described their research regarding vendors who might be able to provide the portion of the service needed for the semi self-management model.

One vendor discussed, Southwest Community Management, is a management company that our HOA has used in the past. The owner of the company is Linda Perreault. Preliminary discussions occurred regarding scope of service and cost, including potential savings to the HOA by doing its own on-site management. Scott Anderson explained that Alpha's charge was \$600 monthly, and the preliminary research indicated that a new vendor like Southwest Community Management could provide the paperwork portion of the job for \$350 by eliminating the weekly on-site inspection and monthly meeting attendance requirements.

Scott Anderson further explained his research that additional services could be provided to the HOA by the new proposed vendor on an as-needed basis on a written fee schedule for those extra services. Jim Scavio discussed the potential savings from doing as many mailings and other tasks ourselves as possible and transitioning to the use of a website for transmission of HOA news and information.

Tim Fleming inquired regarding the HOA's previous experience with Southwest Community Management and the reason for our disassociation with them. Discussion ensued and Scott Anderson indicated Southwest is small and disfavors the on-site aspects of management which we had previously required.

Tim Fleming intimated the need for a 30-day termination provision for any new vendor to protect the HOA from a long-term obligation in the event things did not work out with this new semi self-management approach.

Further discussion ensued regarding the high level of urgency for securing professional management company services before October 1, 2017. Tony Dong emphasized the need for the scheduling of a special meeting to secure a new professional management company and to finalize the terms of a contract with notice to the community and input from homeowners. Availability of board members for a special meeting was discussed.

Thereafter, with a final call to homeowners for input, by unanimous acclamation of the board it was,

RESOLVED:

The board shall immediately move forward to finalize a written semi self-management services agreement with Southwest Community Management for consideration and final action by the board. A special meeting of the board shall be held at the call of the president in the week following this regular board meeting, notice of such meeting to be provided to homeowners at least 24 hours in advance of such meeting. The purpose of such special meeting is action on the proposed agreement.

At this point, President Tony Dong made comments regarding board member visions about objectives for the term and the importance of working together as homeowners, to which all board members agreed. The President then addressed the body to the remaining matters on the agenda.

Monument Sign Repair:

Discussion regarding status of monument sign maintenance. Input was received from homeowners in attendance regarding need for outreach to the community member who had raised questions in preceding months about the monument sign. It was discussed that changes had been made to the sign several months ago and whether concerns remained with the condition of the sign following those remedial changes. Thereafter, with a final call to homeowners for input, by unanimous acclamation of the board it was,

RESOLVED: The board would research who the homeowner was with the initial concerns about the monument sign and the President would reach out to that member of the community and report back to the board.

Landscaping:

Scott Anderson reported that the current landscaping vendor would be willing to continue providing services with our transition to a new management company. Tony Dong emphasized that landscaping oversight can best be accomplished as a collaborative effort between the board and its vendor. Thereafter, with a final call to homeowners for input, by unanimous acclamation of the board it was,

RESOLVED: Scott Anderson will serve as the contact liaison between the board and the landscaping vendor and will assist to monitor the water usage and will keep the board informed on all landscaping and water issues.

Website Development:

Jim Scavio reported to the board on developments regarding www.parkeplacehoa.com. Discussion ensued on advantages to using a website as a central repository for information to homeowners and as a means of communication. Comments from the board were highly supportive of this project. Thereafter, with a final call to homeowners for input, by unanimous acclamation of the board it was,

RESOLVED: Jim Scavio will continue to lead the development of our HOA website, and together with other interested homeowners, will report at the next regular meeting, or thereafter as soon as practicable, with any recommendations for the board to consider to fully implement the website and its ongoing operation for the HOA.

Unfinished Business:

As a housekeeping matter regarding Alpha Community Management, Scott Anderson requested the board consider a form of letter to Alpha requesting Alpha's confirmation of termination date due to some confusion about the effective date as written on Alpha's 30-day notice of termination letter presented to the board on August 16, 2017. A form of letter in this regard on behalf of the board to Alpha was signed by each of the board members.

Homeowner Statement Period: There were no other statements from homeowners.

Announcements:

The President announced the next regular meeting of the board shall be on October 18, 2017 at the home of Jim and Joanne Scavio 2028 E. Angela Drive, Phoenix, AZ 85022.

Adjournment:

The President seeing no further business to come before the board and without objection the meeting adjourned **at** 8:23 p.m.