



Park Grove Estates

Neighborhood News

Spring/Summer 2007



SUMMER



President's Corner

Points of Interest:

- New Board Member Profile
- Kinney Management Services
- Fall Garage Sale Announcement
- Web Page Status

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Calendar of Events:

Board Meeting	03/27/07
Annual Meeting	04/28/07
Board Meeting	06/13/07
Board Meeting	08/22/07
Board Meeting	11/28/07



We wish to thank all who participated in the annual meeting. It is really great that so many neighbors attend this event and we do not have to worry about a quorum. This event is a time to elect your board of directors and get to meet new neighbors and see ones you may have not seen since October. A special thank you to Mary Sentz and the social committee for getting everything organized and the set-up and tear down in the face of a dirt storm. At the annual meeting, we elected three directors. Rob Estes and Jim Gutman were re-elected to the board. We would also like to welcome Matt Pettengill as our newest board members. Welcome, Matt and thank you for serving. Thank you, Jim McGown, for serving on the Board the past two years. We also welcomed our new property manager, Shelley Ebert from Kinney Management. Shelly has since left Kinney Management and we now welcome Debbie Triboli.



As our neighborhood reaches the ripe old age of 25, many neighbors are remodeling/ updating their houses. We appreciate all that is being done to keep Park Grove Estates looking fresh and appealing. Per paragraph 5.2 of the CC&Rs, **all construction** must be approved by the Deed Restriction Review Committee **prior to construction**. This includes any changes to the appearance of the front exterior or landscaping. The Homeowner's Work Request is found on our web site, <http://pgehoa.tripod.com/documents.htm>. The form is to be sent to Kinney Management. All requests then become a permanent part of the official record for your house. Since the committee is made up of your neighbors and who are all volunteers, please allow 30 days for the review.

We have now completed a Reserve Study to ensure the financial health of our Association. The reserve account is on target for the capital items. We review the operating cost annually to ensure we have a good operating budget and are able to pay our bills.

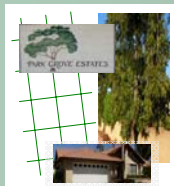
We are looking at some maintenance issues with the perimeter landscaping. We will be working to enhance the "curb appeal" of Park Grove Estates as our perimeter landscaping has aged. The landscaping committee will be preparing a proposal for the board to begin work to spruce up the perimeter landscaping. We are planning to begin on Elliot Road. We will be sending out more information as the plan matures.

We continue to see sprinklers watering the new pavement. We are asking everyone to please check your sprinklers on a regular basis to ensure you are not spraying water on the streets. Water is the "number one" enemy of the streets and will result in an early deterioration of the surface. The Deed Restrictions Review Committee (DRRC) will be sending out notices to neighbors watering the streets followed by the violation process if not corrected. **Please check your sprinklers and help protect YOUR investment.**

Please feel free to contact a member of the board with any concerns or suggestions you may have on how to improve Park Grove Estates. Their contact information can be found on the last page of this newsletter.

Regards,





Park Grove Estates Neighborhood News

New PGE HOA Board Member Profile



Matt Pettengill,
Secretary

My wife Tara, daughter Avery (who is now 1 1/2) and I moved to 697 E. Cullumber in October of 2006. We chose the neighborhood because of the mature trees, large lots and beautiful and unique architecture of each house in the community. This neighborhood truly is something special. My wife and I visited over 200 homes all over the valley and saw nothing like Park Grove Estates.

I am a podiatrist for the Indian Health Service and work at the Phoenix Indian Medical Center. At PIMC I do treat patients for common foot problems but an increasingly large part of my time there is devoted to reconstructive foot and ankle surgery for children and adults. I also handle most of the foot and ankle trauma surgery that comes in. When I am not at work, Tara, Avery and I lead an active life. We just got back from camping with some of our neighbors. As a family we enjoy travel, playing in the pool, many trips to Freestone Park and running along the canal. Personally, I am also training for the Soma Half Ironman in October.

I am both honored and excited to sit on the HOA Board for PGE. I think we have one of the best neighborhoods in town, if not in the entire valley. I look forward to helping the board in its quest of ensuring that Park Grove Estates continues to be a beautiful, viable community in Gilbert.

Board Room News

2007 PGE HOA projects:

- ✓ The phased update/repair of the perimeter landscaping, including removal/moving of river rock next to fence.
- ✓ A partnership with The Groves and the Town of Gilbert to improve the drainage culverts on Elliot and Lindsay.
- ✓ The initial Reserve Study has been completed. Some additional considerations need to be added,
- ✓ Perimeter tree trimming being investigated. This would include seeking a reduced rate for homeowner's who wanted their trees trimmed at the same time.
- ✓ Revision and update of the PGE HOA web page.

Financial Report:

Delinquencies are down. Funds being placed in reserve account as required by the CC&R's. Money market and CD accounts being tracked for best returns. Current expenses are in line with the YTD budget.



Kinney Management Services



Although I am new to Kinney

I am not new to community management. I

have 3 years experience in the industry and 20+ years in real estate experience in the valley. I have lived in the East Valley since 1986. I enjoy helping homeowners as much as I can so I always welcome anyone with any questions. I can be reached at the office at 480-820-3451 x 201 or by email at debbie@kinneymanagement.com. I look forward to helping to keep Park Grove Estates a very beautiful community!

Regards, Debbie Tribioli

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We'd like to welcome all those who may be new to Park Grove Estates. We're very glad you're here.



Park Grove Estates Neighborhood News

Park Grove Estates Committee Reports

Social Committee News

Now that the temperatures are soaring, the social committee has gone on sabbatical until the fall. Got a social event you would like to suggest, give Becky Shults a call. Volunteers are always welcome. Successful events include:



- Oktoberfest



- Adopt-A-Fire House Thanksgiving Dinner



- Christmas Eve Luminaries



- HOA Annual Meeting

PGE Community Garage Sale

Committee News

The bi-annual event will continue but it has been expanded to two days, Friday & Saturday at both the spring and fall event. Many thanks go to Yvonne Olson & Sonia Selleck

for getting this community event kicked off.

We have a new chairperson. Linda Blaheta has agreed to take the reins of this committee. If you would like to help, please contact Linda (blaheta@msn.com). All those willing to help are appreciated.



Deed Restrictions Review Committee (DRRC)

The *Deed Restrictions Committee* would like to take this opportunity to thank the Homeowners for their efforts in keeping Park Grove Estates looking nice throughout the year, and in responding positively when contacted regarding noted cosmetic issues that need to be addressed. The outcome is reflected in the appearance of our neighborhood.

We would also like to remind everyone on the perimeter of the development, that they need to ensure that bushes and tree limbs do not rest on the perimeter walls. When they do it breaks down the plaster on the wall and leaves a stained look, which ends up costing the homeowners association maintenance costs.

Another reminder? Please don't forget to submit of a "construction request" for any work done on or around the home which is noticeable from the street in the front of your house. This insures that you are in compliance with the Design Requirements of the association, and avoids any challenges by others within the neighborhood. We also need to tie down how long the changes will require. We have had some complaints that projects are not getting completed within a reasonable time, only to find out that a completion date was never set and agreed upon. Your help in this area would be greatly appreciated.

The request needed is called the Homeowner's Work Request and can be found on our web site, <http://pgehoa.tripod.com/documents.htm>. Sent the completed form to Kinney Management. All requests then become a permanent part of the official record for your house. We try our best to turn the requests around ASAP. Please allow 30 days for the review.

Thanks You,

The Deed Restriction Review Committee





Park Grove Estates Neighborhood News

park grove estates bulletin board

PGE Community **Announcement** Fall Garage Sale

Friday & Saturday Oct 14 & 15, 2006

Every homeowner is welcome and encouraged to participate. HOA Signs will be posted at each entrance on Lindsay and Elliot. NO PERSONAL SIGNS permitted.

Questions?

Please Call Linda Blaheta, 480-926-6691
or stop by 695 E Park Ave.

WANT ADS

Got something to sell or have a service your neighbors might be interested in, send Mary Sentz an email and this space could find your name in lights.

Thanks go to all those who help to make our neighborhood a wonderful and friendly place to live. To list a few: Becky and her Social Committee for all their hard work planning and organizing PGE social events; to Sue Grace for organizing the Thanksgiving dinner for the firefighters at station #3; Mary & John Sentz for the luminary kit party.

Editor's Note

With several new folks in the neighborhood, we thought it was a good time to do a PGE Telephone Directory verification. You will be receiving an electronic copy with all the changes to date with instruction on how to verify your information. Watch for the email with your new directory.

Thanks!



Park Grove Estates Neighborhood News



Park Grove Estates Social Calendar & Photo Gallery



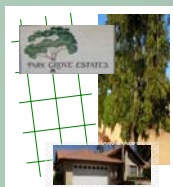
Oktoberfest



**Thanksgiving
at the
Fire House**



April 2008



Park Grove Estates Neighborhood News

CONTACTS

Board Members:

President :.....John Sentz 480-892-6318
swocapt@sentzible.com
Vice President:.....Rob Estes 480-985-7032
estes1way@cox.net
Secretary:.....Matt Pettengill 480-219-6407
mattpett99@hotmail.com
Treasurer:.....Jim Gutman 480-926-7014
jgutman@igg.net
Member-At-Large....Walt Henderson 480-219-1557
whhend@cox.net

Newsletter & Directory Editor:

Mary Sentz 711 E. Park
skiqueen@sentzible.com

Deed Restrictions Review Committee (DRRC):

Walt Henderson (Chair)
Kelly Benson
Jesse Shults
Karen Steketee

Landscape Committee:

John Sentz
Mick Williamson (consultant)

Social Committee:

Becky Shults (Chair) 480-892-7853
jrsasas@yahoo.com

Community Garage Sale Committee:

Linda Blaheta (Chair) 480-926-6691
blaheta@msn.com

Kinney Management Services (KMS):

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P.O. Box 25466
Tempe, Arizona 85285-5466
480-820-3451
480-820-7441(fax)

Debbie Tribioli 480-820-3451 x201
Debbie@kinneymanagement.com



We're On the Web

pgehoa.tripod.com

The Board is current reviewing all options for a new web page. In the meantime, please continue to use the above page. This web page will be updated in the coming weeks. Please have patience as all update work is being donated by Bob Kenney. The desire is to make this web page as informative and user friendly as possible so please feel free to submit your suggestions or comments to any board member.

Block Reps



Cullumber:	Bob & Kathy Kenney 691 E. Cullumber
Honeysuckle Lane:	Cherie Price 176 N. Honeysuckle Lane
Park Ave:	Sonia Selleck 698 E. Park
Washington (east):	Mike & Alice Aschenbrenner 705 E. Washington
Washington (west):	Fred Waldrop 675 E Washington
Linda Lane:	Walt & Joyce Henderson 723 E. Linda Lane