



MADOMA MANOR HOA

July/August 2006 News

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\$8,741.00 GRANT RECEIVED

If you attended past meetings, you may remember us discussing the possibility of securing a Neighborhood Block Watch Grant offered through the City of Phoenix Police department. Since November 2005, Patrick McCrohan and Cathleen Frantz have been hard at work attending meetings, workshops, filling out forms, receiving work quotes and writing essays in hopes of improving the complex. Well all the hard work and dedication the two have put in has paid off. This is a great opportunity to improve safety in the complex. The funds will be used to relight the complexes parking structures. We will replace the existing single bulbs with 4-foot sections of vandal proof florescent lighting. They are water and dust proof with heavy fiberglass housing. No more burned out bulbs that hardly light the area. Florescent bulbs last much longer, are brighter and use less energy. We are also replacing many of the floodlights around the parking structures. We will mainly focus floodlights on the dumpster areas for added safety and security. We will need vehicles moved back about six feet during installation. Please watch for future notices. The work does not stop here. Patrick and Cathleen have to repay the \$8,741.00 with time spent, monitoring the improvements, tracking results, and more workshops. This is very exciting news please take the time to thank them for their efforts.

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Report form Organizational Meeting

The organizational meeting held on June 5th 2006 produced some changes:

- Patrick McCrohan - President #13
- Claudie Bagley - Vice President #30
- Cathleen Frantz - Secretary #15
- Patty Lynn Welliver - Treasure #03

As you can see, Patrick changed positions and Claudie has joined the officers section. Cathleen will remain Secretary and Patty will remain the Treasure. We also still have Anna, Tyrone, Rosa, Dwight, Dennis as Board members. Dwight was absent from this important meeting.

Coaches, Mattresses, Bed Frames O-MY

Where has all the trash come from? Computer monitors, rolls of carpet, broken bikes, big beds,

small beds, EZ chairs to rocking chairs stacked so high it has reached the sky. Come on people we were starting to make progress, the trash areas were all cleaned out and just like a monsoon overnight the bins are flooded... with furniture. We do know that people come in and dump off their junk and then put peddle to the metal on out of here, but we also know that residents here are spring cleaning for what looks like the first time ever. Load up your junk and take it to the dump, we do not have room for your entire life's worth of junk in our dumpsters. This is a \$50.00 fine. Also do not bring your demolition remnants in from your off-sites jobs and dump it here we do not have room for that either. This is a \$50.00 fine. In addition, do not block the dumpsters with trash. The trash man cannot get the dumpsters out. This may sound harsh but your neighborhood is what you make it.

Towing

If you have an arrangement with a neighbor to park in a spare parking space that they may have, it is your responsibility to let us know. Come and look for us, better yet put it in writing and mail it to us. We do not have the time or patience to track down

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owners of vehicles here and there... We do this job free of charge by the way. Also, please do not park in fire lanes! If you are loading or unloading put your flashers on so the tow truck drivers know not to tow your vehicle, do not take advantage of this rule. Diamond Back Recovery has made lots of money patrolling our complex and they will continue to do so as long as vehicles are in the fire lanes and spots not belonging to them. That includes parking behind your assigned spots. It is a clever idea but it is not going to work. This may also sound harsh but we don't want someone to die in a fire.

Letter from a concerned homeowner

To Whom It May Concern:

As a Madoma Manor homeowner, I feel that it is awful that the majority of us are paying for the water usage of non-paying units. Many units continue to pay NOTHING towards personal water usage; common area water usage; common area electricity, pool, landscaping, insurance, waste management etc.... let alone that the officers of the board continue to volunteer to pay their fees. As homeowners, we need to decide what we want to do as a collective about non-paying units. Many town homes with our square footage are selling for nearly double our current asking price! We need to decide how to clean this place up! Let your neighbors know that you do not appreciate paying for their "showers" & "dish water". The parking lot is continuously having cars parked in fire lanes and broken down vehicles are in many homeowners' spots. This place has great potential. Let's start showing it by being proactive!

"As your President, I would like to respond to this letter. I do appreciate all the letters, good and bad they all show concern. Please keep them coming. I have personally dedicated great amounts of time removing disabled vehicles from the grounds. I had to set up a tow company, write endless letters, placed tags on cars, and have discussions with homeowner and continue to do so. Clearing out the disabled vehicles was a condition to receiving the Grant from the Police Department. Thank you to all that did remove your disabled vehicles. Fire lanes have always been a problem. Vehicles have been towed from fire lanes, trust me I have received an ear full. However, the tow drivers cannot get all of them all of the time; the Board of Directors does not see all of them all of the time. I have the feeling many of the residents not paying really do not care. A few have honest financial situations. I believe the rest have been able to get away with it for so many years without it affecting their water supply, credit-

standing or conscious. It does not touch them any longer; it has become meaningless.

This is going to change; we cannot afford it any longer. Just look at the place. We have over \$17,000.00 in out standing monthly dues. It would be nice to repave the parking lot with that money or replace the wood siding, shingles, pool... the maintenance list is endless. I feel you need to change your financial situation to accommodate us just as we have changed our financial situation to accommodate you over the years. It is your turn to go without just like the complex has.

I completely understand and agree with this homeowner's concerns; this is why I am on the Board. I have great dedication to the complex and surrounding neighborhood. Why else would I do this job free of charge, the Board pays \$130.00 a month just like everyone else should. In fact, it would look as though we are paying to work for the complex. Volunteering our time here is similar to working at the local soup kitchen, or a homeless shelter. Giving back to the community is a good feeling. I have put out many requests for volunteers' to help around the complex and of course, it is not everyone's "thing" but I have only received one response, and not a single response from a resident severely in arrears. The **entire** Board of Directors is working hard while paying monthly dues and all the residents listed below are riding on our back and the backs of all the other responsible residents".

Patrick McC

Here are the *major offenders*

It must be nice to turn on your free water

<u>Kennedy****</u>	Unit #7	\$2650.00
<u>Tommie Hunt***</u>	Unit #19	\$2575.00
<u>Lady Laura Rivera **</u>	Unit #32	\$2310.00
<u>Steve Hawks*</u>	Unit #18	\$2195.00
Raquel Sosa	Unit #25	\$2136.00
Marco Preciado	Unit #46	\$1810.00
Johnny Ramirez	Unit #9	\$1755.00
Mirza Baig (rental)	Unit #33	\$1135.00

We currently need a volunteer to patrol the complex sweeping up little bits of trash. We have all the supplies. Past Board members employed someone to do this but we cannot afford it. We also need a volunteer crew to paint the outer complex wall beginning at the end of September. We need volunteers for all sorts of things, please drop us a line.

Bug Spraying

If you would like your home sprayed for bugs let us know. We currently have a pest control company that charges only \$10.00 a month, no contract! Maybe you just want your home sprayed in the summer or maybe every other month, no problem. He will be here the second Friday of every month around 9:30-10:00. This is too good to pass up.

Condensation Lines

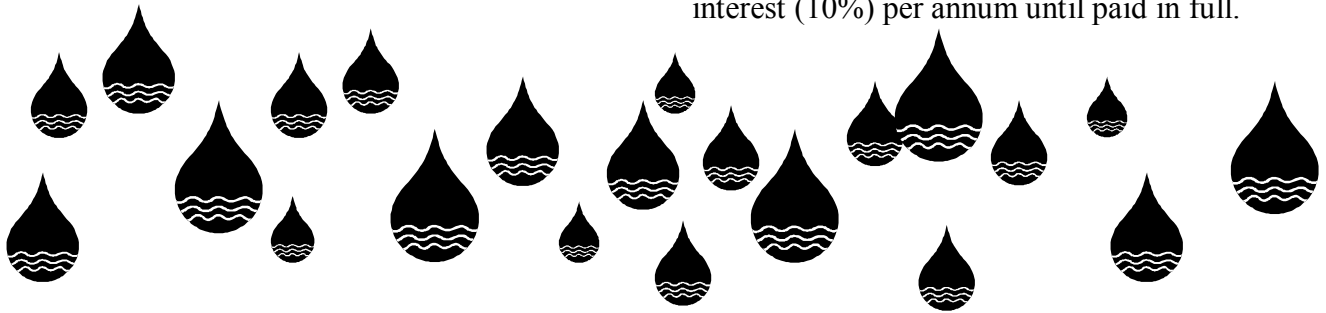
Please check you air conditioner to make sure it has a condensation line attached to it. Air conditioners produce small amounts of water and many homes are missing the condensation line that safely brings the water away from the air conditioner and roof to the ground below. Water dripping on the shingles or flat portion of the roof will cause damage that the Association can not be responsible for. Homeowners are responsible for there air conditioner and the water that drips out of it.

Pool

The pool has been closed on and off for pool repairs for many months now. This has proven to be an expensive summer. Recently a pipe burst and closed the pool for over a week. This all began with balloons clogging the filter and burning out the pump motor. Please, no balloons in or around the surrounding pool area. The pool is very old and its time to start thinking about what we want to do with it. The deck is lifting, pipes are breaking, plaster is severally chipping, tiles are missing/broken, and the surrounding fence is wont last much longer. ***It may be time to think about an assessment for a later date.***

Roofing Assessment

Please remember the first installment of \$400.00 is due on or before September 1, 2006. In the event any payment is not made on a timely basis, the remaining balance shall be immediately due and payable, and shall bear interest (10%) per annum until paid in full.



Water Conservation

Our water bills continue to soar with the record temperatures. Although some increase is normal for the summer season, there are simple measures we can all take to cut water use. In some communities, water use is being restricted (such as odd-and-even days for watering), so let's do our part to conserve our scarce water reserves, as well as save Association funds.

- **Toilet Leaks** Make sure your toilets don't continue running after a flush. Sometimes you can hear the running water, but you can check for a slow leak by dropping a few drops of food coloring into the tank. If the color seeps into the bowl, you have a leak. It is easy and inexpensive to replace the flush mechanism yourself.
- **Low Water Usage Toilets** If you are due to replace your toilet, check out the new low-use models. If you can't replace, try putting a couple of bricks inside the tank to minimize the amount needed to fill the tank.
- **Running Water** It is amazing how much water can be wasted by letting the water run while brushing teeth. Turn it off till you're ready to rinse!
- **Garden Watering** We have been working with the landscapers to regulate and correct sprinklers for most efficient use. Help us by reporting over-spray, daytime watering, broken or overflowing bubblers. You can also help by not leaving hoses running, and sweeping instead of hosing down your patios.

... Thanks for your cooperation!

QUESTIONS – COMMENTS – RESPONSES – 2544 W. CAMPBELL AVE. PHOENIX, AZ 85017 – 602-254-1869



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