

# Desert Crossing June, 2008 News

Desert Crossing is Online!  
<http://www.neighborhoodlink.com/cg/dcc>

## Board of Directors

Ms. Mary Yarberough  
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Ms. Judi Fite  
Director-at-Large

Mr. Richard Smith  
Director-at-Large

## Association Management

Professional management services are provided by City Property Management. Please contact the manager listed below for any issues, problems or concerns.

## Community Manager

Ms. Heather Caughern  
[hcaughern@cityproperty.com](mailto:hcaughern@cityproperty.com)  
(602) 437-4777 x135

Desert Crossing HOA  
% City Property Mgmt  
4645 E Cotton Gin Loop  
Phoenix AZ 85040

## NEXT HOA MEETING

Thurs. – June 26<sup>th</sup>  
6:00pm

Room 10  
First Presb. Church  
702 E Cottonwood Lane  
Casa Grande AZ 85222

***Did you know.....you can pay your HOA dues online by e-check or credit card? Please contact City Property at 602-437-4777 for instructions. Direct debit can also be set up for automatic payments.***

## Common Areas

Many of you have probably noticed that there are browned out sections of the grass in the greenbelts. This is directly attributable to vandalism of the sprinkler heads. This has been a problem every summer after school lets out. It costs the association in an increased water bill and having to pay to have someone to come out and replace the heads. Not to mention that it only takes a couple of days for the grass that isn't getting any water to brown out and weeks upon weeks to recover. This is a huge unbudgeted expense to the association and as everyone should realize – you are the association and your dues are what pay the bills for the upkeep on the common areas. The board is doing what it can to keep costs down – such as having volunteers paint the railings, hand delivery of the newsletter to save postage costs and modifying the watering schedule so the sprinklers come on late at night. If the vandalism continues, the only recourse may be to raise the dues to cover the costs since catching the vandals and having them pay for the damage is not very likely. More help is needed – if you see damaged sprinklers, please report them to the manager, (602-437-4777 x135) so they can be repaired and stop wasting water. The last two monthly water bills were over \$3000 due to missing sprinkler heads. Please don't assume that someone else has reported the problem.

***Did you know.....that excessive watering near the fence line can dramatically decrease the life of your block walls and concrete footings? If it is shown that the damage occurred due to over-watering, you could be liable for the entire cost of replacing the wall. Please use your water wisely.***

## Overgrown Properties

Even though properties have been foreclosed on and have bank ownership, the banks are still liable for dues and maintaining the properties. The management company is working to keep all properties maintained. Banks and lenders are being held liable for keeping the property maintained and the paying the dues the same as all other homeowners.

## Crime Free Lease Requirement

There will be a proposal before the board of directors at this meeting that will require landlords to use a crime free lease/rental addendum that calls for a background check on prospective tenants and will make it easier for both landlords and the association to get rid of problem tenants. If you would like to voice your opinion on this proposed rule change, please attend the meeting this Thursday night.

## The Heat is ON!!

Protect yourself and your family with plenty of water and sunscreen. Make sure that your pets are shaded and have plenty of clean, COOL water. Water left out all day in 100+ degree weather will be over 100 degrees itself and undrinkable. Your pets depend on you to take care of them, please act responsibly.