

# OASIS @ ANOZIRA HOMEOWNERS ASSOCIATION

## March 2013 Newsletter

### Mark Your Calendars for the Upcoming Board of Directors Meeting Schedule:

All Board of Directors Meetings Are Held  
In The Large Conference Room at the Offices of  
Kinney Management Services  
6303 S. Rural Rd. Tempe, AZ 85283  
All Meetings begin at 6:00PM on the third Thursday of the  
month.

### 2013 Meeting schedule:

March 21 2013 - Board Meeting  
April 18 2013 - Board Meeting  
May 16 2013 - Board Meeting  
June 20 2013 - Board Meeting  
July 18 2013 - Board Meeting  
August 15 2013 - Board Meeting  
September 19 2013 - Annual Meeting  
October 17 2013 - Board Meeting  
November 21 2013 - Board Meeting  
December 19 2013 - Board Meeting

### Oasis at Anozira Homeowners Association Current Board of Directors:

Ed Grabowski - President  
Dan Crawford - Vice President  
Alan Heikkala - Treasurer  
Sue Fogel - Member at Large  
Dianne Petteruti - Secretary



As you know construction has begun to the east of our community at the Discovery Park. The City of Tempe will be discussing the plans for the building of the commercial property including a drive thru with outdoor speaker at the corner of Elliot and Country Club. If you want attend the next City Hearing or get on the email list for updates and info, please contact Doug King at 480 861 5021  
[kingfish135@hotmail.com](mailto:kingfish135@hotmail.com)

### Property Management Information

If you notice anything in the community common areas that needs attention, please contact the community manager.

Mail all correspondence to:  
Oasis @ Anozira HOA  
C/o Kinney Management Services  
PO Box 25466  
Tempe, AZ 85285

### **Community Manager:**

**Debbie Tribioli**

[debbie@kinneymanagement.com](mailto:debbie@kinneymanagement.com)

**Phone: (480) 820-3451 x201**

**Fax: (480) 820-7441**

### [WWW.OASISATANOZIRA.ORG](http://WWW.OASISATANOZIRA.ORG)

Check out our community website to find information on community events, board meetings, HOA forms and contacts, HOA documents and general community information. Anyone interested in having their business represented on the website homepage contact Dave Bresnahan at [dbresnahan@gmail.com](mailto:dbresnahan@gmail.com)



### **COMMUNITY GARAGE SALE**

The next community garage sale will be April 6th - 7am-2pm!

### Helpful Neighborhood Tip>>>>>

The HOA recently did some repair work to the exterior side of the view fences in the community. For those homeowners that have a view fence and need to do some painting on their side the paint used was Dunn Edwards Color name of Crushed Stone DE6067 with Ever-Shield 20.



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## Tempe Zero Waste Challenge in honor of Earth Day 2013

When: Saturday, April 20, 2013, 7 a.m. to 1 p.m.  
Where: Tempe Fire Training Facility, 1340 E.  
University Dr., Tempe

The City of Tempe invites residents to help the environment by participating in a FREE zero waste recycling event in honor of Earth day in April 2013. All items brought to this event will be recycled, reused or disposed of in an environmentally safe manner. All items must be clean and sanitary.

### **The following items can be recycled:**

Books, building supplies (no cement), electronic technology equipment (calculators, cameras, cell phones, computers and monitors, DVD players, VCRs, telephones, televisions), golf balls, household hazardous waste, household textiles (clothing, linens, towels), plastic shopping bags, tennis shoes (NO cleats, spikes, sandals, hiking boots or dress shoes), school supplies, tires, and appliances (dishwashers, refrigerators, stoves).

## **Free secure confidential document shredding will be offered**

**Free compost will be given away** to each household that participates in this event. Proof of Tempe residency required (e.g. drivers's license, utility bill).

**A donation of one canned food item is requested** for Tempe Community Action Agency's food pantry.

For more information about what items can be recycled at this event call the Recycle Hotline (480) 350-4311.



### **Overnight Street Parking**

Please remember that overnight street parking is not permitted in the community **at any time**.

Please see CC&R section 17.8.

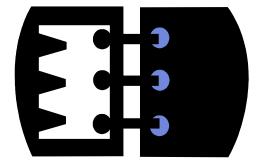
If you need an email copy of the CC&R's please email [docs@kinneymanagement.com](mailto:docs@kinneymanagement.com)

We appreciate your assistance and compliance in making this community the very best!



### **Bulk Trash**

The bulk trash pick-up schedule is available on the City of Tempe website. The website will provide you with a list of approved items for pick up and proper placement. Pickups are to be placed out no more than 10 days in advance.



### **Home Addresses**

Take a moment to take a look at the address marker on your home. Some of the numbers are very faint. If you can't read your address from across the street.....Can the police or fire department read it? Please take a moment to darken the numbers of your address marker on your home so that it is readable. Thank you!



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## Swimming Pool Drainage

Thinking of draining your pool? Be sure to check with both the HOA for information and the City for permits.

Maintenance backwash water **CAN ONLY** be discharged to the owner's property!

1. It is highly recommended that all discharge water be kept on your property and used for landscape irrigation. This may require discharging intermittently for several days if you have limited landscape area to prevent runoff onto the right-of-way or onto a neighbor's property.
  2. Discharge of drainage from pools to the residential cleanout is allowed if the flow is constantly monitored and no chlorine has been added to the pool for at least three (3) days before discharge, and the owner is liable for any sewer backup or damage to their private system as a result of discharging pool water to the sewer cleanout on their property.
  3. Pool drainage water may be discharged to the right-of-way or street (not including alleys) when correctly de-chlorinated and pollutant free, discharged using a pump sized no more than 1.5 horsepower and drainage is monitored to ensure it does not create flooding or damage, create a traffic hazard or otherwise constitute a nuisance under §21-3(b)(18) of the City of Tempe Code. **Maintenance backwash water can only be discharged to the owner's property.**
- If water is to be drained from a commercial swimming pool or a residential swimming pool of more than 35,000 gallons, the water must either be discharged upon the owner's property or to the sanitary sewer system only if a permit is issued for the discharge by the Public Works Department under §27-10(B)(18) of the City of Tempe Code. Contact Environmental Compliance Inspectors at (480) 350-2678.



SB 1254 also adds A.R.S. § 33-1816 to the Planned Community Act. This law applies only to planned communities.

This new law provides that an association cannot prohibit the installation or use of a solar energy device.

An association may adopt reasonable rules regarding the placement of a solar energy device so long as

those rules do not (1) prevent the installation of the device; (2) impair the functioning of the device; (3) restrict its use; or (4) adversely affect the cost or efficiency of the device.

Homeowners ***MUST STILL SUBMIT*** an architectural request form for solar panels and receive approval prior to installation.



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## NEIGHBORS HELPING NEIGHBORS.....

These are some of the businesses or services offered by the homeowners in The Oasis.

### **Craftking**

Builders and Remodeling

Chuck Bruns

[craftking@cox.net](mailto:craftking@cox.net)

480-899-4553 office

480-241-4553 cell

### **Career Coaching 360, LLC**

Helps professionals and executives make a fresh start and reinvent their career – Career Coaching, Interview Coaching and Resume Writing Services.

[www.careercoaching360.com](http://www.careercoaching360.com)

480-636-8899

[sherri@careercoaching360.com](mailto:sherri@careercoaching360.com)

### **Carolyn Boles, LPC, NCC**

With private counseling practice and executive coaching practice in Tempe and Sun Lakes Arizona.

[www.bgy-medicine.org/carolynbboles.htm](http://www.bgy-medicine.org/carolynbboles.htm)

### **Donald Boles, MD**

Adult and Internal Medicine including Suboxone and drug treatment 6301 S McClintock, Suite 201 (NE Corner of McClintock and Guadalupe) Tempe AZ  
480-838-3100

[www.bgy-medicine.org](http://www.bgy-medicine.org)

### **Two Shades of Blue**

Blues-rock band

MD Lotz – booking

480-467-1264

[www.reverbnation.com/casualalien](http://www.reverbnation.com/casualalien)

### **Casual Alien**

Soft techno dub band

Limbic Music booking

480-688-1264

[www.reverbnation.com/causalalien](http://www.reverbnation.com/causalalien)

### **Sunday's Landscape and Painting Services**

Rob Braender

480-580-5636

12 years experience painting

Landscaping includes regular maintenance to one time clean up to tree removal.

### **Apache Palms RV Park in Tempe**

[www.apachepalmsrvpark.com](http://www.apachepalmsrvpark.com)

### **Green Acres RV Park in West Mesa**

[www.mesarvpark.com](http://www.mesarvpark.com)

### **Day's Fine Jewelry**

Serving the community for 18 years

Guadalupe & McClintock

480-831-6086

### **Stephen Judd DMD**

Family dentistry- general.

We have been in the same location for 30 years.

SW corner of Dobson/Elliot- Chandler

2950 N. Dobson #18

Chandler, AZ. 85224

480-899-0448

### **Marie Le Faou**

Courtney Valleywide Properties

Realtor

602-327-5231 cell

1-888-813-6161 fax

[marielefaou@mac.com](mailto:marielefaou@mac.com)

[www.AZHomesByMarie.com](http://www.AZHomesByMarie.com)

### **Interior Design**

Debi Meyer

602-376-5326

[designwithdistinction@cox.net](mailto:designwithdistinction@cox.net)

[www.designwithdistinction.com](http://www.designwithdistinction.com)

### **Alan Tokishi**

Ultragraphics Printing and Design – Owner

480-785-0349

Printing, Creative/Graphic Design, Website Design/Development, Copywriting

<http://www.ultragraphicsaz.com/>

### **Alan Heikkala**

Sisu2, LLC Licensed-Bonded-Insured

Specializing in making homes safe for the elderly and disabled.

480-213-3167

### **Ultra Collision**

High Quality Auto Body Repair

30 years of experience

Steven and Diane Petteruti – owners

602-251-3951

### **Green Gene's Botanical Brokers**

Nursery Stock Specialists

Trees, Shrubs, etc.

Ed Grabowski – Broker

602-339-2532

### **Piano Lessons**

In **Your** Home or at The Studio

Marion Radow

480-528-5308

### **Vic's Painting and Drywall, Interior Exterior Specialist**

Dunn Edwards Paints, local and Oasis references available.

10 yrs experience, Free Estimates 480-820-5797

Please note that the HOA is providing this list for information purposes only. The HOA is not responsible for individual contractions between any of the parties involved.



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