

Board of Directors

President

Ian Arnott

Vice President

Melissa Campbell

Secretary

Melissa Campbell

Treasurer

Jon Wilson

Director at Large

Ed Healy

Director at Large

Laura Martin

AAM After Hours Emergency Numbers

602-647-3034

1-866-553-8290

REMINDER:

Recycle Pickup

Mondays

Trash Pickup

Thursdays

Cans may be out at 5pm the night before and until 11pm the night of.



Message From The President

Recently, I found myself looking backwards with nostalgia at the good old days when we had a healthy presence of homeowners at

out monthly board meetings. Sadly, those days belong to a past epoch. Of course, we have had a continuously dwindling presence after the first year of our transition from the Developer. But latterly, our contingent of stalwarts has also drifted away. In our heyday, we had fifteen to twenty-five homeowners in attendance, sometimes more. Typical attendance today is around four. Yet Sun Groves comprises more than eighteen hundred homes.

HOA's are corporations, businesses. Board members typically let contracts, make financial and regulatory decisions and generally administer the affairs of the community. They are yet another layer of government, which manages your community and spends your money. Are you comfortable with that? Would you care to exercise your right to a voice?

What would you like your HOA to do? What do you perceive as the community needs? What is important in the community? The Board would love to hear from you.

I know that most folks are busy earning a living and raising families; been there, done that, and understand the time constraints. But please look at your calendar and try to be present at some of our meetings. We need your input. Come! Share your ideas. Make your thoughts known.

Yet an HOA should not deal solely with administrative affairs. An HOA should also plan for the integration and welfare of the community by orchestrating and hosting community wide programs. Sun Groves has hosted several successful functions over the past few years—thanks to the outstanding dedication of the volunteers on our social committee.

And we have an ongoing series of events in planning for 2009, which should not only focus on neighborhood programs but also promote the community externally. Sun Groves is a desirable place to live, and we should ensure that the world at large recognizes this truism. There is no better way to create a community environment and preserve the value of our property. But who provides the ideas? Who orchestrates the activities? Again, we need homeowner input.

At our January meeting I would like to have some discussion on promoting Sun Groves. I would welcome your input. Can you attend?

This is **YOUR HOA**. How about a New Year's resolution to take an active part in the community, and attend at least two monthly meetings during the year?



Contact

Carla Helmstadter, CAAM
Director of East Valley Operations

Associated Asset Mgmt.
7740 N. 16th St, Suite 300
Phoenix, AZ 85020
602-957-9191
Direct: 602-906-4909
Fax: 480-821-2334
www.AAMAZ.com

sungroveshoa.com



2nd Annual Holiday Lighting Contest

With Halloween behind us, it's now time to start thinking about Christmas! The Social Committee will be hosting Sun Groves 2nd Holiday Lighting Contest.

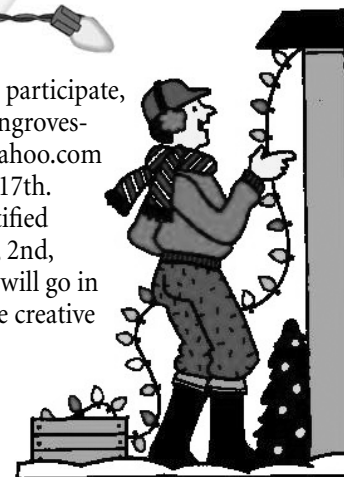
1st place winner \$200.00

2nd place winner \$100.00

3rd place winner \$50.00

If you would like to participate, please register at sungroves-socialcommittee@yahoo.com by Wed. December 17th. Winners will be notified before the 24th. 1st, 2nd, and 3rd place signs will go in the winners yard. Be creative and have fun!!

Merry Christmas



Architectural Review Committee Rules and Landscape Guidelines

The following Architectural Review Committee Rules and Landscape Guidelines amendments were approved by the Board of Directors at the Board of Directors meeting on October 2, 2008 and are effective as of that date. If you would like a complete copy of the Architectural Review Committee Rules and Landscape Guidelines, please contact Carla Helmstadter with AAM, LLC or a copy can be downloaded from the Sun Groves website at www.sungroveshoa.com.



Basketball Goals & Similar Structures – Amended 10/02/2008

No basketball goal, backboard or similar structure that would be visible from Neighboring Property, shall be permanently placed or constructed on any lot without the prior written approval of the Committee. Approval will be based on but not limited to, appearance, dimensions and loca-

tion. In all cases, the location of the permanently installed structure must be a minimum distance from the property line equal to the height of the structure. No such structure may be installed in the front yard of any residence. A portable (movable) basketball goal may be used in the front yard if it is placed at least 20'0" from any property line.

This will require the goal be placed on the interior side of the driveway in most cases. No basketball goals shall be permitted to be attached to any unit. Backboards must be composed of a clear material. Lighting intended to illuminate the goal is prohibited. Courts may not be painted or permanently outlined on the driveway or other concrete surfaces that would be visible from neighboring properties. All equipment must be reasonably maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint, etc. constitute grounds for fines and/or removal. Permanent basketball goals are not permitted in the front yard area.

continued on pg 4

2009 Board Meeting Dates:

Thursday, Jan 22
Executive Session - 5:30pm
(board members only)

Open Session - 7:00pm
Chandler Police Sub-Station
4040 E. Chandler Heights

Thursday, Feb 19
Executive Session - 5:30pm
(board members only)

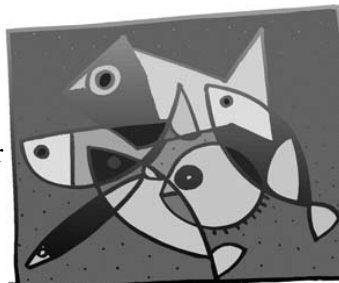
Open Session - 7:00pm
Chandler Police Sub-Station
4040 E. Chandler Heights

Fish Stocking in Urban Lakes for Biological Control & Natural Fish Kill

Fish stocking in man-made lakes is one method lake managers use to keep lake systems healthy and aesthetically pleasing. Different species of fish are used for different biological controls. Using fish is a long term and cost effective method to control algae, weed and aquatic insect infestations. The addition of fish to lakes can greatly reduce the amount of chemical treatments needed. The amount and type of fish stocked are based on:

- Current and past lake conditions (algae, weed and/or insect populations)
- Numbers of fish stocked depend on the severity of the algae, weed or insect infestation
- Stocking history
- Observations of the current fish population
- Desired sport fish programs
- Presence of predator fish

Listed below are the most common type of fish stocked and their various applications. These fish are found in the Sun Groves lake.



Tilapia:

Tilapia is an African species that are stocked to control the growth of bottom and filamentous algae species. **These fish are cold intolerant and sometimes die off in large number in the winter months. However, they are also a very fecund species (reproduce in large numbers) and their numbers come back up quickly in the warm months after a fish kill.** These fish are effective at controlling lyngbya (bottom algae) that is very difficult and expensive to control chemically.

Goldfish and Koi:

Koi and goldfish are both members of the cyprinidi (minnow) family. The koi are generally much larger fish and are favorites with hobbyist for their striking patterns and coloration. These fish are used to consume aquatic insect larvae that are buried in bottom sediments. Midge flies and mosquitoes both have larval stages that live in and on the bottom. Fathead minnows are sometimes used for larvae control but the goldfish and /koi are proven to be more effective.

The Sun Groves lake is very healthy.

If you have any questions or concerns, please contact Carla Helmstadter with AAM, LLC at (602) 906-4909.

Information provide by Hurricane Aquatics.

PARKING:

Parking in the street or on the landscaping is prohibited in accordance with our CC&R's (Section 10.11) vehicles must be parked within a garage or on a driveway.

Basha Public Library
has a donation box
for the Lion's Club to
recycle eyeglasses.

Introducing Laura Martin.....

Homeowner, Laura Martin, was appointed to the Board of Directors on 10/02/2008. Laura will serve on the Board of Directors until the election at the Annual Meeting in March 2009. Below is Laura's biography. If you would like to read biographies on all the Board members, please log onto our website at www.sungroveshoa.com. Congratulations and welcome to the Board of Directors, Laura!

Since June 2007, Laura and her husband have been part of the Sun Groves community. Previously they spent 5 years on the island of Dominica in the West Indies. Besides enjoying the beauty of a tropical paradise, Laura volunteered by organizing fine art shows and library exhibitions, and conducting tours and informal workshops for faculty spouses.



This is her first experience living in the West, previously living in West Virginia, Vermont, Kentucky and growing up in the Chicago area. Laura has an undergraduate degree from the University of Illinois and an MS from Auburn University in Alabama - both in textile science. Over the years, Laura has sold advertising space for two college newspapers, edited books for a medical publisher and a state Extension Service, and worked as an office manager in insurance and billing manager in a hospice.

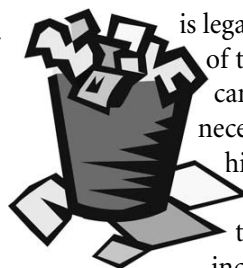
For the last 15 years Laura has enjoyed her role as homemaker - gardening in all climates, cooking, sewing and the challenge of watercolor painting. She and her husband are do-it-yourselfers who remodeled and landscaped two older homes.

Laura is eager to pitch in and work with members of our HOA to maintain ongoing projects and contribute to the future of Sun Groves.

If You Don't, Who Will?

The quality of life, attractiveness, security, desirability and value of your home and your community are up to you, the owners.

If you don't pick up that stray piece of trash and put it into a proper receptacle, who will? If you don't bring in your newspaper before it blows around the neighborhood, who will? If you don't control the weeds on your property, who will? If you don't maintain the appearance of your house, who will? If you don't notify the management company when common areas have problems, who will? If you don't pick up after your pets, who will? If you don't teach your children not to litter or vandalize, who will? If you don't trim and maintain the landscape vegetation on your property, who will?



The answer to most of those questions is: The Homeowners Association. The Board of Directors is legally responsible for enforcement of the CC&Rs. Since those volunteers cannot physically perform all the necessary functions themselves, they hire specialists to do them. The cost of those specialists is borne by the homeowners in the form of increased assessments. So don't complain about problems or higher assessments; do your part and both will be avoided.

If you don't do it, who will? Someone will, and you will end up paying the bill. Volunteer just a tiny bit of time and effort and keep all owners' assessments from increasing.

Jon Wilson
Board of Directors
Chairman, Architecture Committee

HOA Meetings

All homeowners are encouraged to attend the homeowners association meetings. Meetings are held on the second Thursday of every month and take place at the Chandler Police Sub-Station at 4040 E. Chandler Heights Rd. Refreshments will be served. *Come Join Us!*

**Come to the Next
Community HOA Meeting!**

Thursday, January 22nd, 7pm



for more information see
www.sungroveshoa.com



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or on the landscap-
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accordance with our
CC&R's (Section 10.11)
vehicles must be parked
within a garage or on a
driveway.*

Architectural Review continued from pg 2

**Exterior Painting – Amended
10/02/2008**



In an effort to preserve the homogeneous and aesthetic appeal of the community, these

guidelines for exterior painting are established.

1. If you are going to repaint the exterior of your house the original color scheme, prior approval is not required by the Association. However, the Board of Directors requests that you contact Carla Helmstadter at Associated Asset Management to notify the Association that you will be re-painting the exterior of your house.

2. If you are going to paint the exterior of your house with a different color scheme, you may choose any color scheme used by your original builder in Sun Groves. You must receive written approval from the Association before you begin painting. You may not paint your house with the same color scheme as the houses on either side of yours.

3. Body colors must remain body colors and trim colors must remain trim colors. You are not allowed to make trim colors body colors and vice versa.

4. Detailed information regarding approved exterior color schemes, color samples and original color schemes is available from Carla Helmstadter at Associated Asset Management (602) 906-4909. Color sample boards will also be available at HOA Board of Directors Meetings. Please consult this information before selecting your color scheme.

5. Dunn-Edwards has provided equivalent color samples and can provide the correct colors for the various communities. However, you are not restricted to Dunn-Edwards brand paints. If you choose any brand other than Dunn-Edwards, the colors must be matched and written approval from the Association is required.

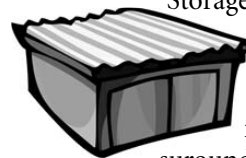
**Pools and Spas – Amended
10/02/2008**



Pools and spas need not be submitted for architectural approval provided the following requirements are met: (1) pool ladders/slides need to be approved and will be considered based upon appearance, height, and proximity to other properties; and (2) perimeter walls on lots bordering Association landscaped areas may not be torn down. (3) All pumps and filters must be located near the rear property line to reduce noise for the neighboring properties.

Access must be gained by tearing down a front wall on the side of the home leaving the perimeter wall intact. A \$600.00 refundable deposit is required to assure the replacement of any wall that is to be torn down. When the wall is returned to its original condition, the deposit will be refunded. In the event that the owner or contractor does not restore the wall to original appearance within six (6) months, the deposit will be forfeited and the funds will be used by the Association to rebuild the wall.

**Storage Sheds, Tool Sheds & Other
Structures – Amended 10/02/2008**



Storage sheds, tool sheds or similar structures will not need to be submitted for approval if they do not exceed the maximum height of the immediately surrounding wall or fences and will not be visible from neighboring properties.

Any storage or tool shed or similar structure that will exceed the height of the surrounding fence or wall and will be visible from neighboring lots or common areas must be submitted to the Committee for written approval prior to installation. In no case shall the maximum height exceed seven (7) feet at its highest point and a minimum setback of five (5) feet is required from all property lines. Structures exceeding five (5) feet in height must be located at least one foot from the nearest property wall for every foot of height. All permanent storage sheds, tool sheds or similar structures shall be constructed of the same or substantially similar materials and color and be architecturally comparable and compatible with the exterior of the living unit located upon the lot. In accordance with the CC&Rs, the storage unit shall be stuccoed and painted to match the Dwelling Unit on the same Lot, the roof of the storage building shall be tiled to match the roof of the Dwelling Unit on the same Lot, and the storage building shall not be attached at any point to any fence (Including any block wall fence. If approved, proper screening will be required.

**Window Coverings – Amended
10/02/2008**



Permanent draperies or suitable window treatments shall be installed on all street-facing windows within sixty (60) days of close of escrow. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirror or similar type materials shall be installed or placed upon the outside of any windows. Exterior window coverings including sunscreens must be compatible with respect to materials and color of the home.