



Mesquite Grove Estates HOA
Board of Directors



Paul Carlson
President

Staci Gaylord
Vice President

Hillary Dorksen
Secretary / Treasurer



Be a Good
Neighbor –

Clean up after your
pets!



An optimist stays up until midnight to see the new year in.
A pessimist stays up to make sure the old year leaves.
-Bill Vaughan

Be an Involved Neighbor – join us at the next HOA Meeting

Thursday, January 22nd, 2015 @ 6:30 pm
@ Starbucks

4970 S Gilbert Rd., Suite 3, Chandler, AZ 85249

Free Coffee to all homeowners present



Hello new neighbors!

This is our first winter away from the polar vortexes in the Midwest and East coasts – winter sunshine is a new concept, but something we're getting used to very quickly! I love this time of year, when we enjoy traditions but then look forward in January to establishing new habits and goals. One of my favorite traditions from a previous neighborhood occurred on Christmas Eve. Neighbors placed white paperbag luminaries on the sidewalks to help guide Santa to the neighborhood. It was beautiful to see light on

the gentle hills of our development. Another smaller neighborhood had a ladies' night out for a white-elephant ornament exchange – always so much fun! Our neighborhood in Mesquite Groves looks beautiful with the decorations on houses. My favorite is the animated reindeer 'drinking' from a stone wash lined with blue lights – so creative!

So neighbors, what are your favorite traditions from our development or previous neighborhoods? It would be fun to put a list together and see if we can establish some new traditions! Although many people have lived here for a while, many neighbors are like us, and tend to

move with job relocations a few times. Neighborhood traditions are one way to build our community despite friends moving into and out of the development.

**Provided by Susan Carroll
(resident on Mesquite
Grove Pkwy)**

PLEASE SEND YOUR
COMMENTS AND TRADITION
IDEAS TO:
MGNEWS@AOL.COM
SUBJECT LINE: TRADITIONS



Newsletter Editor:

Staci Gaylord
MGNEWS@aol.com

REAL ESTATE IN MGE

Real Estate Update does not include pending, under contract, closed, expired, or cancelled. MLS data compiled 6-10-14. Deemed reliable but not guaranteed. Price, data, and availability may have changed. This newsletter is published to provide community and real estate information and is not intended as a solicitation of other broker's listings. Information has been provided as a courtesy of your neighborhood professional, Susie Efnor at RE/MAX Renaissance Realty - 480-415-5268. Each office is independently owned and operated.

Source: *Susie Efnor*
 Realtor, CDPE
 RE/MAX Renaissance Realty
 Cell: 480.415.5268
 Email: Susie@susieefnor.com

TIME PERIOD	AVG SOLD PRICE	AVG SOLD \$/SQ FT	AVG DAYS ON MKT	HIGHEST SALE	LOWEST SALE
6/1/14-12/31/2014	\$ 421,800	\$ 142.35	143	\$ 525,000	\$ 350,000
ACTIVE LISTINGS AS OF 1/06/2015	# OF BEDROOMS	# OF BATH	SQ FT	SALES PRICE	
3243 E Scorpio Ct	4	2.5	2492	\$329,900	
5651 S Mesquite Grove Way	4	2.5	2492	\$347,300	
5940 S Mesquite Grove Way	4	2.5	2698	\$349,999	
5750 S Dragoon Drive	4	2.5	2685	\$349,000	

Please be aware MGE is conserving water and now has in place a reclaimed water system for irrigation.



Going Wild...

Short days and long, chilly nights make it tough on our wildlife friends to find food and shelter. It's hard to hide when your favorite tree or shrub has no leaves. Seed-eating bird, looking for food on the ground, can be vulnerable to neighborhood cats, hawks and even owls.

You can help native birds by delaying maintenance on your landscape plants. Wait

as long as possible to cut back your perennials like bougainvillea, ruellia, cassia and lantana. They're often loaded with fruit and seeds, and the leafless stems provide a valuable refuge for tiny songbirds. In addition, the frost damaged parts help insulate the plant from further cold weather damage.

To create a landscape

that attracts wildlife, provide their basic needs - food, water, and shelter. Using desert adapted plants will ensure you attract native wildlife like Verdin, Lesser Goldfinch, Yellow-rumped Warbler, Albert's Towhee, Curve-billed Thrasher, or even Western Bluebird, instead of city birds like pigeons.

Article provided by City of Chandler Water Conservation

Quick and Friendly FYI's:

- 2015 Yearly HOA Assessments remain the same as 2014! No increase!
- Speed Limit inside MGE is 25 mpg
- Pedestrian Gate Codes at all three gates are 5-3-1
- HOLIDAY LIGHTING and decorations are permitted from Thanksgiving through January 15th.
- Overnight Parking is not permitted inside MGE. Letters from the HOA are a courtesy – Vehicles may be towed. Please follow the rules and regulations set forth in the CC&R's.



The Community Bulletin Board is located just north of the large mesquite tree on Mesquite Grove Way and Leo Street. Please stop by and check the sign from time to time as this is where all board meeting notices for the HOA are posted along with the Newsletter and other information. The cork board on the back is for Home Owner use as well!



**CHANDLER HEIGHTS POLICE
SUBSTATION**

4040 E CHANDLER HEIGHTS RD

480-782-4900

[http://chandlerpd.com/
community/my-
neighborhood/](http://chandlerpd.com/community/my-neighborhood/)

Vandalism in MGE

Sadly we continue to have issues within our little community. Most of these can be averted simply by paying **attention to our kid's activity** and also the friends that they hang out with.

Recently we've had eggs thrown on the sidewalks in the big park, holiday decoration sliced, writing on some trees (granted it was only chalk – THIS TIME) but this type of behavior can lead to more damaging vandalism. Learning **to respect other's property** and "keeping our hands to ourself" and "treat others as you want

to be treated" are things we've all learned at home, in kindergarten and beyond. Reminding ourselves and our children is just part of keeping it alive.

According to DailyMail.com children as young as four have been caught committing crimes as serious as vandalism, theft and robbery, a seven-year-old was responsible for breaking into a shed while elsewhere a nine-year-old was caught committing a robbery. These shocking facts have been revealed by the Freedom of

Information. This should be a wake-up call to parents – children are never too young to be getting into trouble.

Please be aware of the activity of your own children and as a community lets all watch out for each other and especially watchful of **our young one's who are** possibly not even sure what they are doing is hurtful.

If you see something questionable, call the Police (number to the left) and **have them look into it. It's** best to be safe – not sorry.

HOA community website



**Need Community Information – Forms –
or Community Documents?
See your community Website:
www.mesquitegrovehoa.com**

Been Towed?



**CALL
ALL VALLEY IMPOUND
602.523.3388**



Search for and Join us on FACEBOOK!

**MESQUITE GROVE ESTATES NEIGHBORS
STAYING CONNECTED**

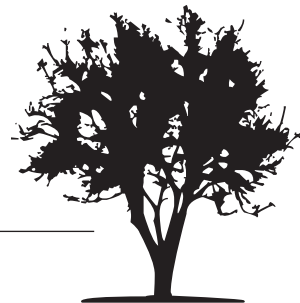
If you are interested in receiving this newsletter digitally and would like to be added to the email contact list please send your name, lot number and/or physical address along with your email address to:
MGNEWS@aol.com

Community Manager:

Diana Rice
Kinney Management Services
Phone: 480.820.3451 Ext: 215
Fax: 480.820.7441
Email: Diana@kinneymanagement.com

Mesquite Grove Estates

NEIGHBORHOOD NEWS



Spring/
Summer
2015

HOA Officers

Paul Carlson.....President
Staci Gaylord.....Vice President
Hillary Dorksen.....Secretary/
Treasurer

Community Manager

Diana Rice
Kinney Management Services
Phone: 480.820.3451 Ext 215
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MesquiteGroveNews@gmail.com
Allison Brown, Graphic Designer &
Columnist

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Spring/Summer, Fall

Homeowners and renters: MGE
webpage, email (by request to
MesquiteGroveNews@gmail.com).
Homeowners: *hardcopy through
mail*

Feedback:

What is important or interesting
to you? Offer suggestions for
future articles in the newsletter to
MesquiteGroveNews@gmail.com.

On the Web

HOA website:
www.mesquitegrovehoa.com

Facebook Group:
www.facebook.com
Mesquite Grove Estates Neighbors
Staying Connected

NextDoor:
www.nextdoor.com

Welcome

Hello to all neighbors, particularly our new residents of Mesquite Groves Estates. We hope you are getting settled in and enjoying the beautiful sunshine. A warm thank you to Staci Ritchie Gaylord, for her years of service in editing the newsletter; Allison Brown and I hope to provide useful information as the new graphic designer and editor. Your input and feedback are appreciated!

Having recently moved to Chandler from a closely-knit neighborhood, I've really appreciated neighbors who wave hello or stop by and chat. This past winter, we came home from a trip to find our tropical plants covered with cloth to protect them from frost. We didn't realize this was important, and are thankful for the kindness of our next door neighbors. If you notice new neighbors moving in, please introduce yourself!

Our location is wonderful, as it is close to schools, the aquatic center, library, veteran's oasis park, san tan mountains, and small strip malls with convenient grocery stores, restaurants, doctors/dentists, as well as salons and other professional services and stores. The water is very different than where we used to live in the Midwest; hard water and softened water take a while to get used to!

- *Susan*

Upcoming Neighborhood Events

- 🌳 Annual Garage Sale: Saturday, April 18.
- 🌳 Annual Meeting: Saturday, April 18.
- 🌳 Winter: Christmas Light Contest

HOA Meeting Schedule & Location

- 🌳 Regular meetings are scheduled at 6:30 p.m. on a Thursday evening at Starbucks (4970 S Gilbert Rd., Suite 3, Chandler).
- 🌳 The next two meetings are May 28th and July 23rd
- 🌳 Free coffee to all homeowners present!

Saturday, April 18th

Annual Garage Sale

The annual garage sale will take place on Saturday, April 18. The gates open from 7 am to noon. Heather Reid, event coordinator, mentions that it's a great time to do spring cleaning to get rid of items no longer needed, such as kids' toys and furniture. After the sale, unwanted items may be donated. Heather is working with St. Vincent De Paul and Goodwill to arrange for donation trucks in the afternoon. See the community bulletin board for more information.



Annual Meeting

Our annual meeting will take place on April 18 at the Ramada in the main community park near Leo and Mesquite Groves Way. Check-in begins at 3:30 pm, and the meeting will start at 4:00 pm. Please plan to attend, particularly if you'd like to volunteer to lead a neighborhood activity.

Neighborhood Respect and Security

Thanks for picking up after your pets — no one likes to step in it. Luckily there have been very few incidents regarding vandalism and property damage. Please remember that what some view as pranks, others find disrespectful and upsetting. Please be on the lookout for each other, and provide guidance including cleaning up if necessary. Curfew begins at 10 pm in the city of Chandler. The Chandler Heights Police Substation is nearby, on 4040 E. Chandler Heights Road (480-782-4900).

Remember our neighborhood speed limit is 25 mph, and there is no overnight street parking inside MGE. Letters from the HOA are a courtesy. In the case of towing, please contact All Valley Impound (602-523-3388). Please refer to the rules and regulations in the CC&Rs for more information.

Keeping the Peace

Modern workplaces are no longer confined to the office, or to an 8-5 schedule. Many of our neighbors work from their homes, or interact regularly with colleagues on east coast or in international time zones. The downside of this freedom is that noise that interrupts sleep can be more irritating than one would expect. In fact, a property manager reported that over half of the complaints received are due to barking dogs. I love dogs and am pretty tolerant about barking, but also am aware that dogs may behave differently in the absence of an owner. Barking may be protecting the home, but also a sign of loneliness. In either case, minimizing outdoor barking and noise after 9 pm is a good way to keep the peace. For more information regarding insight into dog's behavior, please see Cesar Milan's website (www.cesarway.com).

Reminders

The Community Bulletin Board is located just north of the large mesquite tree on Mesquite Grove Way and Leo Street. Please stop by and check the sign from time to time as this is where all board meeting notices for the HOA are posted along with the Newsletter and other information. The cork board on the back is for home owner use as well!

HOA activities update

Our development has served as a model for nice houses in beautifully-landscaped desert and greenspace. A large portion of homeowner's monthly dues were allocated for water. A recent switch to non-potable water from city water allows reduction in spending for water. Recent property maintenance and upgrades include new rock, replacement landscape materials, and new trees along Gilbert Road to reduce road noise.

Plans to upgrade the playground area are underway.



Want to get more involved in community activities?

The board is looking for a group of neighbors to promote holiday cheer with the Christmas light contest. Contact a board member for more information or see the website.

Curb Appeal

An invitation to enjoy the peacefulness of a beautiful backyard view is enhanced by a new paverstone walk, featured in this edition's curb appeal spotlight. The walkway guides one through a side yard bird and butterfly haven, with fragrant flowers and ornamental trees providing shade and shelter. Former educators, Joan and Lionel of Mesquite Grove Way enjoy waving at children walking on the park sidewalks below on their way to school from their semi-private back yard.

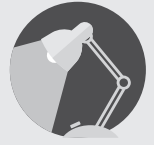


In recognition and appreciation of this unique feature that adds to the aesthetics of our community, a gift card will be awarded to Joan and Lionel, courtesy of Allison Brown of HomeSmart.

What property in our development should be in the next edition's spotlight?

Please nominate yourself or others using this google form <http://goo.gl/forms/P53wNQDQ76>, or email at MesquiteGroveNews@gmail.com.

Chandler Spotlight



This issue's featured facility is the **Basha Public Library** (Riggs and Val Vista, 5990 S. Val Vista Dr). The library is located next to the high school, next to Riggs Road.

In addition to books, music and videos, there are programs to encourage reading for toddlers. Activities for kids and teens include a Lego club, science and math activities, and minecraft video games.

There are special offerings for patrons. Did you know that Culture Passes allow free admission for two to notable attractions like the Desert Botanical Gardens, the Arizona Children's museum and the Arizona Science Center?

Perhaps listen to an audiobook or music on your next trip or workout — check these out for free using the online library resources.

Magazines are also available online — no more clutter!

Want to brush up on some skills or learn new things? The library offers a portal to Gale online courses offered by education giant Cengage in a wide variety of topics, including accounting and computer software. And you guessed it — free through the library.

For more information, visit the website at: www.chandlerlibrary.org.

Real Estate Trends



We are starting to see increased real estate activity in our neighborhood. Homes are starting to sell faster with an average of 86 days on market. For the 85249 zip code, list prices are up 4%, but actual sales prices are down 8.7% compared with February 2014. However, the volume of active listings on the market is 10% higher than this time last year.

Interest rates remain low, making it a great time to purchase home.

If you have questions about the market, please call me: 480-221-7455.

Allison Brown, HomeSmart

ACTIVE				
Address	Price	Size	Description	Closed
5651 S. Mesquite Grove Way	\$339,500	2,500	4 bed, 2.5 bath, no pool	
3207 E. Sagittarius Ct.	\$359,900	2,843	4 bed, 2.5 bath, no pool	
5300 S. Dragoon Dr.	\$459,000	3,098	3 bed, 2.5 bath, pool	
5362 S. Four Peaks Way	\$560,000	3,606	4 bed, 3.5 bath, pool	
UNDER CONTRACT/PENDING				
3086 E. Libra Place	\$299,000	2,492	3 bed, 2.5 bath, pool	
5320 S. Dragoon Dr.	\$449,000	3,098	4 bed, 2.5 bath, pool	
5379 S. Dragoon Dr.	\$449,500	3,098	3 bed, 2.5 bath, pool	
3243 E. Scorpio Ct.	\$329,900	2,492	4 bed, 2.5 bath, no pool	
5748 S. Rincon	\$389,000	2,508	4 bed, 2.5 bath, pool	
5384 S. Adobe Ct.	\$574,950	3,606	4 bed, 3.5 bath, pool	
SOLD				
5930 S. Mesquite Grove Way	\$334,900	2,492	3 bed, 2.5 bath, pool	1/21/15
5750 S. Dragoon	\$335,000	2,685	4 bed, 2.5 bath, pool	2/20/15
5940 S. Mesquite Grove Way	\$312,000	2,698	4 bed, 2.5 bath, pool	2/23/15
5631 S. Four Peaks Way	\$523,500	3,322	4 bed, 2.5 bath, pool	3/20/15

Data compiled per MLS as of 3/29/15

Home and Yard

New to the desert? Here are a few hints and tips for the spring and summer.

Check your sprinkler system for leaks, and salt build-up



that can clog emitter heads. Some professionals recommend running the irrigation system for 4-6 hours in the spring and winter to flush salt deposits. A one gallon per hour emitter head should fill a 4 oz bathroom cup in about 2 minutes. If the flow is much less than this, it's the sign of a clog or a leak. The irrigation system should be adjusted seasonally. Low water pressure for grass heads can indicate larger leaks or the need for replacement.



Palm trees aren't native to the Sonoran desert, which is surprising since there are so many of them in our area!

The soil doesn't have the right nutrients, so feeding them is essential for optimum health. Palm food for desert climates is available at nurseries and Ace Hardware. Try quarterly feedings or using fertilizer spikes for continuous feeding for green, healthy palms without frizzle or burn. Make sure they are getting plenty of water too! To maintain the trees, remove dried leaf stalks. Try to avoid cutting green leaf stalks, as this can injure the plant. Trimming seed pods and flowering stalks will minimize tree litter near adjacent pools. Petioles or boots appear near the top of the tree. They protect the tree and help the fronds to develop naturally. When they are dried and ready to fall off, they can be removed easily—sometimes cutting a few stubborn fibers are necessary. Removing these too soon can stress and damage the tree. After removal, some consider the look of the tree more pleasing to the eye and glad that hiding places for spiders and scorpions are diminished.

Fruit matures on citrus trees in December, and may become overripe and fall off by late spring. It's important to keep fallen fruit picked up to avoid attracting nuisance animals. If you are considering planting an orange tree, make sure to select a variety with edible fruit. The majority of varieties have lots of seeds and are not sweet.

There are two grass seasons. In the fall, Bermuda grass is cut low and overseeded with cooler season fescue blends for fall through early spring. When the weather warms, cool season grass goes dormant and the desert-adapted Bermuda grass grows through.



Does it seem odd to plant petunias in September and tomatoes in January? Need to replace some plants in your yard, or just understand what they are? Some good resources include Desert Landscaping for Beginners (Arizona Master Gardners, book available through the library), Southwestern Landscaping with Native Plants (Phillips, book available through the library), Phoenix Gardening Calendar

(www.GardeningInArizona.com) and local nurseries. The plantstock from Treeland Nurseries is already adapted to our region, as one of their farms is near our neighborhood in Chandler. The nursery is located in Mesa.

Guidelines for watering vary. For more information, please see:

City of Chandler Water Conservation (www.chandleraz.gov/default.aspx?pageid=713)

Arizona Department of Water Resources (www.azwater.gov, quick link to conservation page, then quick link to residential)

Commuters

Working downtown but dislike waiting in slow traffic?

Take the express bus — about 30 minutes to downtown from the Park and Ride lot (near Tumbleweed Recreational Facility, Germann and Hamilton). Schedules are found at ValleyMetro.org.

The Arizona Avenue LINK and express bus service to downtown Phoenix originate from this facility. The LINK bus connects to the light rail in Mesa.

Save on gas and even more if your employer offers free annual passes for ridership.

For more information, see www.chandleraz.gov/default.aspx?pageid=745

Share the Ride is a ride-matching system that allows commuters to find a carpool, vanpool, or other transit solutions. Register at www.sharetheride.com.

Valley Metro provides vans to small groups of commuters, who drive and share in monthly fees. For more information check the website www.valleymetro.org/commute_solutions/individuals or call (602) 262-7433. This is sponsored by Valley Metro and other government organizations.



Mesquite Grove Estates

NEIGHBORHOOD NEWS



Fall 2015

HOA Officers

Hillary Dorksen.....President
Susan CarrollVice President
Staci GaylordSecretary/Treasurer

Community Manager

Diana Rice
Kinney Management Services
Phone: 480.820.3451 (Ext 215) | Fax: 480.820.7441
Diana@kinneymanagement.com

Contact Diana regarding day to day property management or concerns (including as ants/bees, groundskeeping, or guidance in understanding the CC&R rules. Having been with our community since its inception, she is very knowledgeable in providing assistance.

Mesquite Grove Estates CC&R

The covenants, conditions and restrictions that govern our community are also available online, www.mesquitetrovehoa.com, documents tab.

HOA Meeting Schedule & Location

The next regular meeting is on Thursday, October 15, at 6:30 pm. Starbucks, 4970 S Gilbert Rd., Suite 3, Chandler. Free coffee to all homeowners present!

Newsletter Editor

Contact: MesquiteGroveNews@gmail.com
Susan Carroll, Editor
Allison Brown, Graphic Designer

Subscription Information:

Published 4 times per year: Winter, Spring, Summer, Fall

Homeowners: *hardcopy through mail*

Homeowners and renters: *MGE webpage, or by request to MesquiteGroveNews@gmail.com*

On the Web

HOA website:

www.mesquitetrovehoa.com

Facebook Group:

www.facebook.com

Mesquite Grove Estates Neighbors Staying Connected

NextDoor:

www.nextdoor.com (Location-based community groups, Chandler police post here as well)

Welcome

Hello to all neighbors, particularly our new residents of Mesquite Groves Estates. We hope you survived the summer heat in the Valley of the Sun, as we transition into the rewardingly cooler fall season.

We have several new neighbors joining our community. Please introduce yourself, and welcome them to our neighborhood! Please invite them to participate in our online communities Facebook and/or NextDoor.

- Susan

City of Chandler Road Improvements

Gilbert road was recently widened to include additional lanes, bike lanes, sidewalks, extensive work on the water system, and beautifully landscaped medians using reclaimed water. Construction projects on several roads were managed in parallel to make the best use of equipment and services. Please call the hotline with compliments or concerns at 480-898-4100.



Upcoming Neighborhood Events

- 🌳 HOA Meeting: Thursday, October 15 at 6:30 p.m. at Starbucks (4970 S Gilbert Road, Suite 3).
- 🌳 Halloween: Saturday, October 31 at dusk.
- 🌳 Winter: Christmas Light Contest

HOA Activities Update

Many families are enjoying the recently upgraded playground in the southwest area of our development. In addition, as-needed replacement of trees, as well as crabgrass remediation and replacement of gate signage are underway.

Parking on the streets is discouraged, and offenders are sent written violation notices with vehicles subject to towing. Signage will be placed near mailbox clusters as no-parking reminders, particularly in late evening to early morning times.



Speed in excess of the 25 mph limit on Mesquite Grove Way is a major cause of concern among neighbors, as well as dangerous driving in the Four Peaks cul-de-sac north of Leo. This cul-de-sac is at the end of a longer stretch of road and may not appear to be a dead end to those unfamiliar with the neighborhood.

The Board considered traffic calming measures, using input from residents, the City of Chandler, and the Chandler Police Department. Two measures are being implemented. The section of Mesquite Grove Way near the Leo entrance will become a school zone during the day, with signage indicating a new 15 mph speed limit. A dead end sign will be installed in advance of the Four Peaks cul-de-sac. We do not have enough data to support speed bump installation, and note a mixture of support and objections from residents.

Residents can have a major impact on the situation by observing the speed limit, communicating to teen drivers and guests, and working with the police department. Residents are asked to report incidents regarding more severe dangerous driving / property damage to a motor patrol officer (Chandler police department 480 782-4130 non-emergency), or use the Chandler police department's Frequent Patrol Request online form.

Violations

Receiving a violation letter can be stressful, so remember the intent is to promote harmony within the community by guiding residents to conformance with the rules established by our CC&R's. Please read through the description of the situation, and go back to the CC&R's or contact the community manager to better understand the situation as needed, or communicate if the violation does not belong to the residence in question. Residents may contact the community manager to communicate remediation plans or completion, and defray additional neighbor concerns.

In most cases, people do not intend to violate the rules. However, if a situation is not remediated after several letters, legal proceedings may ensue. The best practice is to review the CC&R's, and contact the community manager for questions or clarification. Please remember that any modifications to external structures are subject to prior approval from the HOA Architectural Review Committee. For convenience, a listing of approved external paint schemes is on the website and paint books are available through the Architectural Review Committee Chairperson.

Reminders

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Want to get more involved in community activities?

The board is looking for a group of neighbors to promote holiday cheer with the Christmas light contest. Contact a board member for more information or see the website.

Feedback

What is important or interesting to you? Offer suggestions for future articles in the newsletter to MesquiteGroveNews@gmail.com.

Recipe

Carving a pumpkin for Halloween? Save the seeds for a tasty snack! Rinse, dry, and toss with a little olive oil and salt, then roast in a single layer in a shallow pan at 300°F for 30-40 minutes, turning once midway through.

After cooling, they will be delicious and crunchy!



Neighborhood Respect and Security

How do you think people feel about finding a pile of dog poo in their yards? Words such as disgusting, unfriendly, and disrespectful are sometimes used. Certainly, that is not the intention so please make sure to carry a bag and cleanup after your dog even when no one appears to be looking. If it is inconvenient to pick up after your dog on a walk, consider training the dog to use your yard prior to walking in the neighborhood.



Although some barking is normal, please ensure that your pet does not bark for extended periods of time. Our property management company processes nuisance barking complaints, as well as the City of Chandler. For issues that are difficult to resolve, the City of Chandler offers free mediation services. For more information, contact the Neighborhood Programs staff at 480-782-4354 or email neighborhood.programs@chandleraz.gov.

Pranks that are unsettling to neighbors are not funny, and those that involve property damage are vandalism. Please be on the lookout for each other, and provide guidance including cleaning up if necessary. Curfew begins at 10 pm in the City of Chandler. The Chandler Heights Police Substation is nearby, on 4040 E. Chandler Heights Road (480 782-4900).

The neighborhood speed limit is 25 mph, and 15 mph in the school zone near the Leo gate. Please be mindful of the speed limit on Mesquite Grove Way in particular. This street is less than 2/3 of a mile long, so speeding at 40 mph saves about 30 seconds and risks a lot more. Parents of young children have particular concerns regarding safety, so please be mindful of the speed limits and watch for children. Parking on the street is discouraged, and there is no overnight street parking inside MGE. Letters from the HOA are a courtesy. In the case of towing, please contact All Valley Impound, (602) 523-3388.

Real Estate Trends



ACTIVE				
Address	List Price	Size	Description	Closed
5710 S. Dragoon Dr.	\$340,000	2,492	3 bed, 2.5 bath, no pool	
5340 S. Dragoon Dr.	\$514,000	3,606	5 bed, 3.5 bath, pool	
5402 S. Four Peaks Way	\$650,000	3,606	4 bed, 3.5 bath, pool	
UNDER CONTRACT/PENDING				
5300 S. Dragoon Dr.	\$450,000	3,098	3 bed, 2.5 bath, pool	
5339 S. Dragoon Dr.	\$465,500	3,098	4 bed, 2.5 bath, pool	
3040 E. Cedar Dr.	\$499,000	3,098	3 bed, 2.5 bath, pool	
5382 S. Four Peaks Way	\$519,000	3,098	4 bed, 2.5 bath, pool	
SOLD				
3243 E. Scorpio Ct.	\$325,000	2,492	4 bed, 2.5 bath, no pool	4/1/15
5379 S. Dragoon Dr.	\$435,000	3,098	3 bed, 2.5 bath, pool	4/2/15
5384 S. Adobe Ct.	\$590,000	3,606	4 bed, 3.5 bath, pool	4/9/15
5748 S. Rincon Dr.	\$380,000	2,508	4 bed, 2.5 bath, pool	4/10/15
5320 S. Dragoon Dr.	\$440,000	3,098	4 bed, 2.5 bath, pool	4/30/15
5651 S. Mesquite Grove Way	\$325,000	2,500	4 bed, 2.5 bath, no pool	4/30/15
3086 E. Libra Pl	\$291,000	2,492	3 bed, 2.5 bath, pool	6/15/15
5691 S. Mesquite Grove Way	\$405,000	2,843	4 bed, 2.5 bath, pool	8/20/15
5362 S. Four Peaks Way	\$518,900	3,606	4 bed, 3.5 bath, pool	8/27/15

Data compiled per MLS as of 9/9/15

Questions about the market? Give me a call.

Allison Brown, Realtor, HomeSmart | 480-221-7455 | allison@realtybyallison.com

Curb Appeal

This quarter's Curb Appeal winner is Paul & Amy Carlson of 3231 E. Elmwood Place. A \$25 Home Depot gift card will be awarded to them courtesy of Allison Brown, HomeSmart.

What property in our neighborhood should be in next quarter's spotlight? Please nominate yourself or another neighbor by email at MesquiteGroveNews@gmail.com.




Home and Yard

New to the desert? Here are a few hints and tips for the fall.

In the fall, many lawns are overseeded with cool season grasses, as summer Bermuda grass goes dormant. The process includes scalping and dethatching lawns in early October. While it is still warm enough to germinate the seed, lawns are overseeded with winter grass, such as rye. Frequent, shallow watering will help the seed start, and the amount of water can be tapered off to 1-3 x per week as the winter grass establishes and the weather cools. When the weather warms next year, the Bermuda grass will wake from dormancy.



 Palm trees aren't native to the Sonoran desert, which is surprising since there are so many of them in our area! The soil doesn't have the

right nutrients, so feeding them is essential for optimum health.

This is a good time to replace plants in the yard as needed, and add soil amendments for a few months of growth prior to cooler winter temperature. The fall growing season supports many garden plants prior to winter freezes. It's a good time to make a plan for covering tropical plants to guard against winter freezes.



Guidelines for watering vary. For more information, please see

City of Chandler Water Conservation (<http://www.chandleraz.gov/default.aspx?pageid=713>)

Arizona Department of Water Resources (www.azwater.gov, quick link to conservation page, then quick link to residential)

Christmas Light Contest

In recognition of the beautiful and creative holiday lighting in our development, our Christmas light contest will award prizes in three categories: best animation, classic Christmas, and wonderland kids' favorite.

A few more volunteers are needed for the evaluation committee – please contact Staci Gaylord via email MGENews@aol.com, Facebook Group/Mesquite Grove Estates Neighbors Staying Connected!, or NextDoor. Please see the enclosed flyer for more details.

Chandler Spotlight

San Tan Mountain Regional Park

6533 West Phillips Road | Queen Creek, AZ 85242 | www.maricopa.gov/parks/santan/

Park hours: 6 am to 8 pm, until 10 pm on Friday and Saturday

Looking for family-friendly fun or a place to get away to the mountains without driving for hours? Visit the beautiful San Tan Mountain Regional Park, less than a half-hour East in Queen Creek.

With a wealth of natural beauty and family-friendly foothills trails, there are also challenging trails up the mountains with amazing views in the close-by San Tan Mountains. Shared use trails are available for hikers, horseback riders, and mountain bikers.

Have you ever tried geocaching? It's a fun way to add interest to hiking, for kids of all ages. Learn about nature through park educational events, or join evening hike or mountain biking activities. Park fees are \$6/vehicle, or \$85/annual pass.

After a fun hike, consider visiting the **Queen Creek Olive Mill** for a gourmet meal, on-site roasted coffee, a tour, and enjoying shopping among a very wide

variety of flavored olive oils and products. Check their webpage for music and special events, such as specialty pizza on Friday and Saturday.

25062 S Meridian Rd, Queen Creek, AZ 85142

Another farm-to-table treat is **Schnepf Farms**, with you-pick produce, kid-friendly activities, bakery, and small restaurant. Check their webpage to see what's in season, as they re-open in mid-September.

24810 S. Rittenhouse Road, Queen Creek, AZ 85142

