

Mesquite Grove Estates

NEIGHBORHOOD NEWS



Spring 2016

HOA Officers

Staci GaylordPresident
Allison BrownVice President
Shelly Helfenstein.....Secretary/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.mesquitegrovehoa.com, documents tab.

HOA Meeting Schedule & Location

The next regular meeting is on Thursday, May 26, at 6:30 p.m. @ Starbucks, 4970 S Gilbert Rd., Suite 3, Chandler. Free coffee to all homeowners present!

Newsletter Editor

Contact: MesquiteGroveNews@gmail.com
Allison Brown, Editor & 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.mesquitegrovehoa.com

Facebook Group:

www.facebook.com

Mesquite Grove Estates Neighbors Staying Connected

NextDoor:

www.nextdoor.com (Neighborhood resident community groups)

Welcome

Our neighborhood has been active recently. I hope that most of you were able to participate in either the First Annual Spring Egg Hunt, or the Community Garage Sale and Annual HOA meeting. This is a great time of year to get outside and connect with your neighbors. Enjoy the spring, and please let us know if you have a question, concern, or would like to see something specific featured in our next newsletter!

- *Allison Brown*

Winners of the First Annual MGE Spring Egg Hunt!



Upcoming Neighborhood Events

🌳 **HOA Meeting: Thursday, May 26** at 6:30 p.m.
at Starbucks (4970 S Gilbert Road, Suite 3).

HOA Activities Update

Hello MGE Neighbors –

It was great to see many of you at the Annual Meeting this year — thankfully we were able to make “quorum” and vote in our newest Board Member: Shelly Helfenstein! Thank you for volunteering your time and energy for the good of our community Shelly, I look forward to working with you and Allison!

During the meeting we went over all of the exciting things happening around our “hood”! Hopefully all of you have noticed the landscape upgrades that have been going on at the gate entrances, this is PHASE I of III that will be going on over the next two years. Phase II and III will incorporate Gilbert Road and Riggs Road beautification as well. With the water reclamation project that’s been underway we were able to retain an additional \$80k that allowed our budget to handle these upgrades! We’ve had to do some gopher remediation at the request of our TW Lewis neighbors so hopefully that problem will be taken care of soon.

Recently we’ve had a lot of complaints with pet waste being left around the neighborhood, this should subside as we’ve brought in a company to clean up these gross eye — and nose — sores on a weekly basis! The first clean-up of the large Leo entrance park yielded a $\frac{3}{4}$ full 5-gallon bucket – that’s pretty disgusting. The first clean-up of the 25 other locations throughout the community filled another 2 full 5-gallon buckets. That’s a lot of poop.

Security issues continue to be a concern for many homeowners and it was discussed how to improve what we have. Some homeowners would rather not add to the gates, a few suggestions were a bar to only allow one car at a time (con: aesthetics and maintenance) adding grates that would puncture tires if going the wrong way into the exit (again, con: aesthetics) and also a discussion of adding camera’s (con: the HOA can be held liable for anything NOT caught on tape). It was agreed upon to not do anything further right now. Please see the suggestions on the next page from one of the nation’s largest local law enforcement agencies, “if you have the benefit of living in a gated community, you should practice safe home and neighborhood security habits as if you didn’t.”

MGE also has a Facebook page:

Mesquite Grove Estates Neighbors Staying Connected! Search and ask to join today — we require verification and only MGE neighbors are allowed to join this group so it is a great source of communication for our community! NextDoor is another option for keeping up to date in the areas around us. Let’s all keep our eyes and ears open and help keep our beautiful neighborhood safe for all!

I’d like to remind all of you to join us at Starbucks on Gilbert Road for one of our HOA meetings — we’d be happy to buy you a coffee and it’s a great opportunity to get to know each other! Happy Spring!

Staci Gaylord, Your HOA President

Architectural Review

Thinking of painting or upgrading the exterior of your house? This may add to your property value and contribute to the appeal of our neighborhood.

Please make sure to review the neighborhood CC&R’s, and obtain approval from the HOA Architectural Review Committee (and the City of Chandler where applicable). Approvals must be received prior to starting a painting project and all 3 colors of the color scheme must be used as illustrated in the approved Sherwin Williams or Frazee color pallets.

A listing of approved external paint schemes is on the website and paint books are available through the Architectural Review Committee Chairperson.

Contact Diana, our community manager, for questions or clarification.

Reminder

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!

Gated Community Safety Tips

Be aware of dangers in your neighborhood: Sign up for a free AlertID account <http://www.AlertID.com>. to be aware of the dangers in your neighborhood and share information with neighbors to alert them to suspicious activity. When members post, information goes to all members in a one mile radius.

Know your neighbors:

Residents are usually less observant and less inclined to pay attention to people and vehicles when they have a gate acting as a false sense of security. This is why neighbors who look out for each other are among the best, and least expensive defenses against neighborhood crime. Neighborhood watch brings citizens together with law enforcement to deter crime and make neighborhoods safer.

Keep all points of entry locked:

Everyone should consider updating their locks with quality keyed knobs and dead-bolt locks — even the best locks cannot protect you if you don't use them. FBI data found that 1 in 4 burglaries happen through an unlocked door or window. Be sure to check all windows and doors after service people have been in the home.

Make sure all points of entry are well lit:

Indoor and outdoor lighting gives the impression that your home is occupied and eliminates outdoor hiding places.

Also, consider installing motion-sensing lights, which turn on automatically as someone approaches your home.

Secure your spare keys:

Leave your spare key with a trusted neighbor or family member and never hide it on the property. Burglars have more experience looking for keys than you do hiding them. Alarm.org released statistics that showed a burglar can enter a home in under 60 seconds.

Hire a trusted company to install an alarm system:

Alarm systems control access points to your home and let you know if someone has invaded your space. Don't assume your gated community security is good enough and ensure you and your home are safe at all times — whether asleep or away from home. According to a study from Alarm.org, homes without alarm systems are three times more likely to be burglarized.

Gate Code Safety:

Criminals have found some clever ways to breach your gate and gate code keypad. Report any suspicious behavior like strangers tailgating you into your community or malfunctioning gate code systems.

Spotlight on Chandler Dining



The Singing Panda

757 E. Chandler Blvd.
(480) 777-5050

Newly opened, this family run restaurant features a great combination of Americanized and authentic Chinese cuisine. Singing Panda offers two distinct dining experiences — the modern and laid back dining room, or a lounge experience complete with bar and stage. Visitors will enjoy the live weekend performances from 6-8 p.m. In addition, the restaurant offers 20 weekday lunch specials till 3 p.m., ranging from \$5.95 to \$7.95.

Ice Cream Sammies

135 West Boston Street
(480) 739-9221

Ice Cream Sandwiches or "Sammies" are the staple here. Choose between roughly a half dozen cookie options and up to sixteen different flavors of ice cream. In case a scoop of ice cream between two cookies was not decadent enough, one has the option to "top it off" with several selections of toppings. Ice Cream Sammies also offers sundaes, shakes and ice cream by the scoop in a bowl or waffle cone.

Rita's Burritos

4040 S. Arizona Ave. Ste 17
(480) 404-9128

Rita's Burritos, which offers home-style burritos with signature fillings like red chile brisket and chipotle pulled pork, recently opened on the southwest corner of Arizona Avenue and Ocotillo.

How to Make Spring Fitness Fun

As the temperatures steadily climb, the pressure to get in shape is mounting. Exercise should not be synonymous with torture, and the spring season provides a fresh opportunity to strike that elusive balance of fitness and fun. As you seek improved well-being this season, keep these ideas in mind:

Try something new. Have you ever wanted to attempt Pilates? Zumba? Spinning? If you manage to find an activity that you genuinely enjoy, attaining your fitness goals will be significantly easier.

Establish realistic goals. Too often, people set overly ambitious goals. Upon failing to achieve their objectives, they become discouraged and develop a negative association with whatever they were seeking to accomplish. Goals are a personal matter and their fulfillment should be a positive mission in which you are only competing against yourself. By

having realistic expectations from the outset and gradually increasing your ambition, you are more likely to be satisfied with your progress.

Do not underestimate the power of a healthy diet. While exercise is clearly important for getting in shape, a nutritionally balanced diet will maximize the effectiveness of your workout routine. Experiment with healthy new recipes that use simple, fresh ingredients and incorporate seasonal produce.

Take your fitness regimen outside. Since we are fortunate enough to live in an area with great spring weather, make the most of it by treating nature as your gym. While hiking, bicycling, or even simply walking, your time spent exercising will be more enjoyable and you will reap the added benefits of fresh air, not to mention the extra perk of possibly meeting a nice neighbor!

The New, Improved Doorbell

You're probably familiar with devices like Nest, which use smart technology to automate your thermostat and save you money.

Think of Ring as the Nest of doorbells. It's a product that replaces your standard doorbell with a device that connects to your home WiFi connection and sends video and audio of your doorstep to your mobile device.

In other words, you can use your smartphone to see who's at the door, and you can do it from anywhere in the world.

It brings a whole new level of convenience. You'll never have to worry about missing a delivery or having a package left in the wrong place—you can be at work when FedEx arrives, and use the intercom feature to tell the delivery man to leave the package where you please.

It's also a great security tool. You can use the intercom to give the appearance that you're home, turning away everyone from annoying salesmen to potential burglars. It activates with motion detection, so you don't have to wait for the doorbell to ring before you're alerted that someone is at your home.

There are various ways to install Ring, and it starts at \$199. Go to ring.com to learn more.

Real Estate Trends



ACTIVE

5749 S. Dragoon Drive	\$309,900	1,914	3 bed, 2 bath	
3065 E. Scorpio Place	\$337,000	2,260	3 bed, 2.5 bath, pool	
5729 S. Dragoon Drive	\$352,900	2,508	3 bed, 2.5 bath	
3193 E. Aquarius Place	\$354,900	2,492	3 bed, 2.5 bath	
3086 E. Libra Place	\$399,900	2,506	3 bed, 2.5 bath, pool	
5980 S. Mesquite Grove Way	\$419,000	2,843	4 bed, 2.5 bath, pool	
5542 S. Mesquite Grove Way	\$529,900	3,098	5 bed, 2.5 bath, pool	
3084 E. Taurus Place	\$549,900	3,606	3 bed, 3.5 bath, pool	
3010 E. Cedar Drive	\$579,000	3,606	4 bed, 3.5 bath, pool	

UNDER CONTRACT/PENDING

5701 S. Mesquite Grove Way	\$375,000	2,492	4 bed, 2.5 bath, pool	
5639 S. Four Peaks Place	\$375,000	2,492	4 bed, 2.5 bath, pool	
3057 E. Libra Place	\$499,900	3,098	4 bed, 2.5 bath, pool	

SOLD

3202 E. Birchwood Place	\$539,000	3,561	5 bed, 3.5 bath, pool	2/5/16
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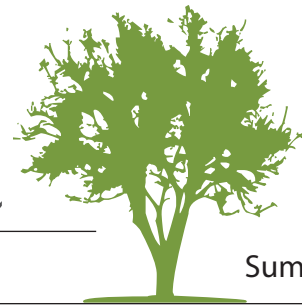
Data compiled per MLS as of 4/16/16

Questions about the market? Give me a call.

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

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Mesquite Grove Estates Neighbors Staying Connected

NextDoor:

www.nextdoor.com (Neighborhood resident community groups)

Welcome

We hope your summer is off to a great start. Stay hydrated in this excessive heat. Please let us know if you have a question, concern, or would like to see something specific featured in our next newsletter!

- Allison Brown



Reminder

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!

Upcoming Neighborhood Events

🌳 **HOA Meeting: Thursday, July 28** at 6:30 p.m.
at Starbucks (4970 S Gilbert Road, Suite 3).

HOA Updates

New Gate Controllers

We have placed an order with Safeguard for new gate controllers, and hope to have them in the next month and will have them installed. Safeguard will set up a new second gate code for all homeowners. Each homeowner will then receive a letter giving them notice of the new code they can use for vendor use and also give them their existing code in case they are a new owner and do not know it. They will also let owners know that if they have a long distance cell phone number it can now be used in the call box. Owners will have to call Safeguard to get long distance cell phone numbers updated (instead of a home phone number).

Mosquitoes

Our HOA management company is getting a lot of calls regarding mosquitoes. The management company made a formal complaint to the health department, and to ADEQ on the lake next to the community as a probable cause to the community mosquitoes issue. They were told that the lake is owned by the Roosevelt Water District. They contacted them and was told that other surrounding communities also made that complaint and the health department and ADEQ already put the trap there to measure the mosquitoes population and it is not great enough to fog that area; however, they are baiting the lake that controls any larvae that maybe on the water surface.

ADEQ notified our management company that if MGE has a mosquito problem, it is coming from the homeowner's ponds, swimming pools and over watering of lawns or the HOA's common areas that are over watered. The community landscaping company has not found any leaks on the property and there are no standing water issues on common areas.

Now that it is hot, the mosquito problem may go away; but keep in mind that as soon as the monsoon rains start we may see more mosquitoes caused by lawns not drying up quickly enough.

Chain Link Fencing on Gilbert Road

Regarding inquiries about the ugly chain link fencing around the lake across from MGE, the management company was told that the City of Chandler installed that fencing back when they were widening Gilbert Road and they have no plans to take it down. They feel it is a safety precaution to keep children from possibly drowning in the lake. They will not be changing it or taking it down for any reason and the Roosevelt Water District has no plans to upgrade or maintain it in the future as it is in the City of Chandler.



Architectural Review

Thinking of painting or upgrading the exterior of your house? Please make sure to review the neighborhood CC&R's, and obtain approval from the HOA Architectural Review Committee (and the City of Chandler where applicable). Approvals must be received prior to starting a painting project.

We have recently reviewed all the paint pallets back to the time the community was established and there has never been any two color paint pallet schemes to select from. *However we are aware that there are homes in the community that are only painted with two colors. Please take a look at your home if you only have two colors on your home please plan to repaint your home to one of the 32 paint schemes found on the website in the near future.*

We have 16 Dunn Edwards paint schemes and 16 Frazee paint schemes. You may also paint the home back the original color as long as it has never been changed. The original paint color schemes can also be found on the website and they too were 3 color paint schemes.

A listing of approved external paint schemes is on the website and paint books are available through the Architectural Review Committee Chairperson.

Contact Diana, our community manager, for questions or clarification.

Preventing Mosquitos

Sadly, it's that time of year again and those pesky mosquitos are out in full force again. *Our HOA cannot fog the neighborhood due to the liability of the poison used. It can be especially harmful to pets, children and elderly people. The HOA has no water features and as such it is important for all homeowners to do their part. If you notice standing water, please notify our management company at 480-820-3451.*

Just as a reminder, please use the following tips to help alleviate the problem:

Don't over-water your lawn. The water accumulates at the root level and is a breeding habitat! Not to mention the run-off then sits in gutters to provide more places to breed.

Drill holes in the bottom, not the sides, of any garbage or recycling containers stored outdoors. Holes on the sides still allow enough water to accumulate in the bottom for mosquitoes to breed.

Keep gutters clean and unclogged. Be sure your downspouts drain properly, without leaving puddles in the drainage area. You may need to reroute your downspouts or add extensions to carry water away.

Keep swimming pools cleaned and chlorinated, even when not in use. Homeowners who go on vacation without chlorinating their pools may return to a veritable mosquito hatchery.

Walk your property, and look for areas in the landscape that are not draining well. If you find puddles that remain for four or more days, regrade the area.

Ornamental ponds should be aerated to keep water moving and discourage mosquitoes from laying eggs. Alternately, stock the pond with mosquito-eating fish.

Dump anything that holds water twice per week if it holds water. Birdbaths, non-chlorinated wading pools, footbaths, garbage can lids, and pottery will all attract breeding mosquitoes. Remember to empty the saucers under your flower pots, and don't leave water in pet bowls for more than two days.

Keep your property clean of items that can hold water, including discarded aluminum cans and tires.

Limit Adult Habitat. Adult mosquitoes rest during the day, usually on tall weeds or other vegetation. Make your yard less hospitable to mosquitoes by mowing your lawn regularly, and keep weeds away from your home's foundation.

- Staci Gaylord

Mosquito Prevention Tips from Maricopa County

The best way for residents to protect themselves from mosquito-borne illness is to reduce the number of mosquitoes around the home and take personal precautions to avoid mosquito bites.

Mosquitoes are more than just a nuisance. Sometimes, mosquitoes carry diseases such as West Nile Virus. Another is the Zika virus. The Zika virus is spreading rapidly through Latin America. While most people experience either mild or no symptoms, Zika is suspected of causing a devastating birth defect of the brain called microcephaly in babies of mothers who had the Zika virus while pregnant. Knowledge of the link between Zika and birth defects is evolving, but until more is known, the Centers for Disease Control (CDC) recommends special precautions for pregnant women.

The Maricopa County Vector Control office advises that the best thing each of us can do to protect ourselves and our families from this and other mosquito-related diseases is to prevent getting bit by mosquitoes and to eliminate breeding sites on our own property. The Maricopa County Department of Public Health has a section on mosquito-borne diseases that includes information on Zika and a link to a CDC website containing additional information.

Eradication measures are the same as with West Nile Virus; traps are monitored for the mosquito that carries Zika, and if found in enough numbers, insecticide spraying is scheduled for that area. Residents can call the County mosquito hotline (602-506- 0700) to report concentrations of mosquitos, in which case County Vector Control can set up traps to determine if spraying is needed.

Here are a few tips from the Maricopa County Vector Control office on ways to eliminate mosquito breeding and

- Eliminate standing water where mosquitoes can breed.
- Check for items outside the home that collect water, such as cans, bottles, buckets, old tires and other
- Change water in flower vases, birdbaths, planters and animal watering pans at least twice a week.
- Repair leaky pipes and outside faucets, and move air conditioner drain hoses frequently.
- Avoid being bitten by mosquitoes when going outside at night by using insect repellent with DEET. Wear lightweight clothing that covers the arms and legs.

For more information call 602-506- 0700, or visit www.FightTheBiteMaricopa.org. You also can find out the latest news by following Maricopa County on Facebook.

Five Websites for DIY Inspiration

Taking a do-it-yourself approach to your home decor can not only save you a ton of money, but can also be incredibly rewarding. Here are five sites that offer great ideas for DIY projects.

1. **apartmenttherapy.com** has been around since 2007 and is the web's most popular resource for DIY projects. You'll find tutorials, inspiration galleries, photo home tours, and more.
2. **manmadediy.com** specializes in rustic, industrial, and (you guessed it) masculine DIY ideas. You'll learn how to build shelves from old belts and 2x4s, or make a desk out of an old door.
3. **vintagerevivals.com** is a great site if mid-century modern is more your style. You'll get some tips on how to capture that Mad Men look.
4. **brightnest.com** combines the DIY spirit with important home maintenance tips, and even reminds you when you need to complete a task, like replacing smoke detector batteries.
5. **thedesigconfidential.com** is perhaps the most complete online DIY resource. It has illustrated instructions and complete materials lists for hundreds of projects. The handier you are, the more useful this site will be.

Real Estate Trends



ACTIVE				
3244 E. Gemini Court	\$385,000	2,843	4 bed, 2.5 bath	
5980 S. Mesquite Grove Way	\$394,000	2,843	4 bed, 2.5 bath, pool	
5840 S. Mesquite Grove Way	\$425,000	2,843	4 bed, 2.5 bath	
5631 S. Four Peaks Pl	\$539,900	3,098	5 bed, 2.5 bath, pool	
3084 E. Taurus Place	\$544,900	3,606	3 bed, 3.5 bath, pool	
3021 E. Elmwood Place	\$554,900	3,561	5 bed, 3.5 bath, pool	
5612 S. Four Peaks Pl	\$589,000	3,606	4 bed, 3.5 bath, pool	
UNDER CONTRACT/PENDING				
3193 E. Aquarius Place	\$329,900	2,492	3 bed, 2.5 bath	
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5701 S. Mesquite Grove Way	\$375,000	2,492	4 bed, 2.5 bath, pool	4/26/16
5639 S. Four Peaks Pl	\$370,000	2,506	3 bed, 2.5 bath, pool	4/29/16
3057 E. Libra Place	\$480,000	3,098	4 bed, 2.5 bath, pool	5/11/16
5749 S. Dragoon Drive	\$301,000	1,914	3 bed, 2 bath	5/23/16
3086 E. Libra Place	\$399,900	2,506	3 bed, 2.5 bath, pool	5/28/16

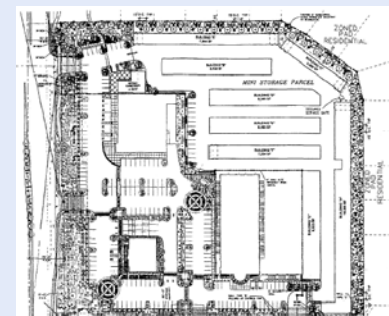
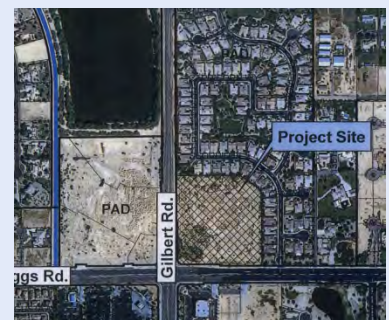
Data compiled per MLS as of 6/22/16

Questions about the market? Give me a call.

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

Coming Soon!

The City of Chandler has approved Mesquite Grove Mini Storage, a storage unit facility. It will be built this year on the NE corner of Riggs and Gilbert. It will have 425 units and 7200 square feet of buildings.



Mesquite Grove Estates

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www.nextdoor.com (Neighborhood resident community groups)

Welcome



This newsletter is packed full of good information. There has been a lot going on in and around the neighborhood. Please read through it to stay informed.

Please let us know if you have a question, concern, or would like to see something specific featured in our next newsletter!

- Allison Brown

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Upcoming Neighborhood Events

🌳 **HOA Meeting: Thursday, November 3** at 6:30 p.m. at Starbucks (4970 S Gilbert Road, Suite 3).

Exterior Home Painting

There is no longer a mandatory color pallet for Mesquite Grove Estates. All original colors used from Frazee Paints when the home was built by William Lyons Homes will always be acceptable. You may find a copy of that report on the website at www.mesquitegrovehoa.com this pallet is listed by lot number sequence. You may select your own colors as long as they are in the earth tone color family or in the gray tones. Please make sure all colors you select blend with the color of your roof tiles and add the color of your roof tiles to the request form along with the paint color numbers, names and color cards on the Painting Request Color Choice Samples form. The color of your roof tiles can be found on the original paint color pallet report on the website from when the home was built. The Modification Approval Request Form and the Painting Request Color Choice Samples form can also be found on the website under the HOA Documents tab.

You must submit a Modification Approval Request Form to repaint your home. Submit your Modification Approval Request Form with four sets of the color cards. You must use three colors. Two colors will not be acceptable. You may submit up to two choices at one time but attach the cards to separate Painting Request Color Choice Samples forms and label them your first choice of colors and your second choice. Do not start your painting project until you receive an approval letter from the Association. The Architectural committee has up to 30 days to review your application so please plan accordingly.

MESQUITE GROVES HOMEOWNERS ASSOCIATION
 PO BOX 25406
 TEMPE, ARIZONA 85285-5406
 (480) 820-3401
 (602) 975-9038
 FAX (480) 820-7441

MODIFICATION APPROVAL REQUEST FORM

OWNER'S NAME	DATE
LOT #	PHONE NUMBER
COMPLETE HOME ADDRESS	
CONTRACTOR NAME, ADDRESS AND PHONE NUMBER	
<input type="checkbox"/> PAINTING REQUEST <input type="checkbox"/> LANDSCAPING MODIFICATION <input type="checkbox"/> OTHER	
DESCRIPTION OF WORK TO BE DONE	
<small>All Paint Requests must include 4 samples of each of the color joints below. (See Addendum Form for more details)</small>	
1 st COLOR SCHEME CHOICE 1) _____ 2) _____ 3) _____ 4) _____	
2 nd COLOR SCHEME CHOICE 1) _____ 2) _____ 3) _____ 4) _____	
ROOF TILE INFO (see website for info by Lot #) <input type="checkbox"/> Flat Tile <input type="checkbox"/> Flat Roof Tile <input type="checkbox"/> Original <input type="checkbox"/> Replaced (select) _____ Color: _____	
TYPE OF MATERIAL TO BE USED	
PLEASE INCLUDE TWO COPIES OF ALL DRAWINGS, IF APPLICABLE.	
PLEASE RETAIN A COPY FOR YOUR RECORDS	
APPROVED <input type="checkbox"/>	COMMITTEE CHAIR SIGNATURE _____ DATE _____
DENIED <input type="checkbox"/>	ADDITIONAL COMMITTEE COMMENTS _____

The Committee's review and approval is limited to, and only governs, the ITEMS SPECIFICALLY ABOVE. The Multistepway "color" information, trademarks, or modifications in color of the approval application form are the property of the association.

MESQUITE GROVES HOMEOWNERS ASSOCIATION

PAINTING REQUEST COLOR CHOICE SAMPLES

OWNER'S NAME _____ LOT # _____

1st COLOR CHOICE 2nd COLOR CHOICE COPY _____ OF 4

All Paint Requests must include 4 samples of each color choice (original color chips, no photocopies). Example: 4 of these sheets will represent color chip samples for 8201-123-015 PALETTE CHOICE. You must include 4 color choices you will submit a total of 8 samples with one Modification Approval Request Form for a total of 8 pages.

A MINIMUM OF THREE COLORS per Color Pallet MUST BE USED

3 COLOR PALLET

BODY OF HOME	1	
FASCIA AND SHUTTERS	2	
GARAGE DOORS AND POP-OUTS	3	

4 COLOR PALLET

BODY OF HOME	3	SHUTTERS	4
FASCIA	2	GARAGE DOORS AND POP-OUTS	1

© 2011 - amended by C/O MCM Management Company Office 7/24/2011 • Committee Decision 7/24/2011 • 2nd copy • Committee Minutes

MESQUITE GROVES HOMEOWNERS ASSOCIATION

PAINTING REQUEST Check list ✓
 (see sample submission)

You may choose your own brand of paint and color pallet from the Earth Tone Family or Gray Tone Family

- Choose a 3-color (minimum) or 4-color pallet of EARTH TONE or GRAY TONE only and an alternate color scheme (fitting the same criteria) should your first choice be denied
- Collect four (4) samples (color swatch chips) of each of your chosen color pallets
- Locate the MODIFICATION APPROVAL REQUEST FORM and the PAINTING REQUEST COLOR CHOICE SAMPLES FORM on the HOA website
- For each color choice you have, make 4 photo copies of the PAINTING REQUEST COLOR CHOICE SAMPLES form and also the MODIFICATION APPROVAL REQUEST form
- Fill out and label the forms accordingly as per the top of each form
- Attach an original sample of your chosen colors to the correct box on the PAINTING REQUEST COLOR CHOICE SAMPLES form (you will have four (4) identical packets)
- Mail all copies to:

MESQUITE GROVE HOA
 C/O MCKINNEY MANAGEMENT CO
 PO Box 25406
 Tempe, Arizona 85285

-OR-

- Deliver all copies to:

MESQUITE GROVE HOA
 C/O MCKINNEY MANAGEMENT CO
 6303 S. Rural Rd.
 Tempe, Arizona 85283

Very Important! WAIT to receive your approval before starting to paint! This process takes time as all samples are mailed to the Committee for approval. Please plan accordingly!

New forms available on www.mesquitegrovehoa.com



Summer Bermuda Turf vs. Winter Rye Turf in the Common Area Parks

You may have noticed this year the summer Bermuda lawn struggled to become green once the winter rye lawn started to die off. The reason for this is due to the repeated installation of the winter lawn. The summer lawn needs to have a longer growing season in order to maintain the root base. When we continually plant the winter lawn we turn off the irrigation to the summer lawn in September and force it to go dormant when the temperatures are still perfect for its health. We then scalp it to 1/2" and wait for it to turn yellow. Once the temperatures at night go to 65 degrees we seed the winter lawn.

The winter lawn stays green until June and then begins to die off due to the heat. These are the large yellow areas you see in the park; this is the dead winter lawn. It is very hard for the summer lawn to come back when it is competing with the winter lawn. The summer lawn has a longer growing season but by planting the winter lawn we shorten this growing season which weakens the summer lawns root system over time. For this reason we need to allow the summer lawn to recover at times and forego the winter lawn installation.

The Board of Directors made the decision this year based on the recommendation of the community's landscape maintenance contractor to forego the winter lawn in order to strengthen the summer lawn's root base. This year we will not plant the winter lawn.

The following message is from the community's landscape maintenance contractor.

Benefits of Not Overseeding

To help restore the root system and nutrients of the Bermuda grass. Regular overseeding can cause our warm season, Bermuda grass to be sparse, weak or prone to problems. The overseeding process inhibits the buildup of the reserves that Bermuda grass needs to make it through the winter, which means there will be less energy for re-growth in the spring. Allowing the Bermuda in selective turf areas to go dormant for one season allows it to store the necessary nutrients needed for vigorous growth in the warm season.

What to Expect

Bermuda grass stays green usually until the first frost, around the middle of December. The grass in the selected non-overseeded areas will start to turn a brown, blonde or straw like appearance. This is the natural dormancy cycle of Bermuda grass and is not the result of irrigation problems. Around the middle to end of March, when night time temperatures begin to approach 60 degrees, Bermuda will start to grow again and will transition to green as it gets warmer.

New Violation Complaint Form

Our violation form has been updated...all the information remains the same, but the form is more user friendly. The form can be found under HOA Forms on the MGE website: www.mesquitegrovehoa.com

The image shows a screenshot of a 'VIOLATION COMPLAINT FORM' from Kinney Management Services. The form is for 'Mesquite Grove Estates' and includes fields for 'DATE(s) and TIME(s) Violation Occurred' and 'NAME and/or ADDRESS OF HOMEOWNER AGAINST WHOM THIS COMPLAINT IS MADE'. The form also has checkboxes for various violation categories: Architectural, Landscaping, Pets, Noise, Nuisance, Parking, and Other. The form is titled 'VIOLATION COMPLAINT FORM' and includes a header with 'KINNEY MANAGEMENT SERVICES' and 'PO BOX 25468 TEMPE, AZ 85285-2546 FAX: 480-504-8461'.

In Deep Doo-Doo

We have 205 homes here in MGE. Of those homes lets say 30% have a pet they walk 3 times a week. Which is being conservative on our fair weather days but maybe a bit generous during our smokin' hot summers — but an honest average.

That puts a rough estimate of 184.5 "pet presents" out on our common areas EACH WEEK! Whew! Imagine if those home owners were not using our pet-friendly stations and picking up after their own pet! We'd be IN DEEP DOO-DOO!

Homes are Way Bigger Than They Were 100 Years Ago



It may feel like you're short on space at home. After all, you had to rent a storage unit to keep all the items that don't fit in your place. But a new study indicates we have very little to complain about in terms of how much space our homes actually have.

"U.S. homes have shown a steady and quite remarkable rate of growth in size over the past 100 years," according to the study, conducted by real estate information site

PropertyShark. "The average new home in America, be it condo or house, now spreads over 2,430 square feet."

The study, which set out to analyze the evolution of new home sizes for each decade since 1910 in 32 of the largest U.S. cities, found that homes built in the last six years are 74% larger than those built in the 1910s. People have a lot more personal space now, too, as the average household has decreased from 4.5 to

2.5 people. That gives each person 211% more living space in those new homes.

The cities bucking the trend and building even larger homes are San Antonio; Orlando, Florida; and Nashville, Tennessee.

"All of these can boast a median home that spreads over more than 2,600 square feet, a generous space by any account," according to the study. Homes built in San Antonio and Dallas are virtually mansions compared to a century ago — about twice as large, the study reports. Boston is the city with the smallest new homes, only spanning an average of 909 square feet. The next smallest cities were San Francisco, at an average of 1150 square feet, and Miami, at 1,179 square feet.

Methodology

To establish this list, PropertyShark looked at the square footage for all single-family homes, condos and co-ops built in each of the 32 cities during each decade. This was limited to the city limits and was gathered from public sources, except in Chicago and Austin, where researchers used square footage found in for sale listings. All information represents the median value and national averages used all 50 states.

But, it still feels small

Despite what this study shows, you may still feel like you need a bigger home. If that's the case, it's a good idea to save as much cash as you can for a down payment so you're not nagged by a high monthly mortgage for longer than necessary. It's also prudent to get your credit score into great shape before applying for a mortgage, because doing so may help you land a lower interest rate.

Written by Christine Giordano and published on Credit.com.

Real Estate Trends



ACTIVE				
5771 S. Mesquite Grove Way	\$394,900	2,492	3 bed, 2.5 bath, pool	
3021 E. Elmwood Place	\$539,900	3,561	5 bed, 3.5 bath, pool	
5612 S. Four Peaks Pl	\$569,900	3,606	4 bed, 3.5 bath, pool	
UNDER CONTRACT/PENDING				
5980 S. Mesquite Grove Way	\$379,000	2,843	4 bed, 2.5 bath, pool	
SOLD				
3193 E. Aquarius Place	\$325,000	2,492	3 bed, 2.5 bath	7/5/16
3112 E. Birchwood Place	\$530,000	3,606	5 bed, 3.5 bath, pool	7/15/16
3086 E. Scorpio Place	\$425,000	2,492	3 bed, 2.5 bath, pool	7/21/16
3244 E. Gemini Court	\$365,000	2,843	4 bed, 2.5 bath	8/31/16
5631 S. Four Peaks Place	\$524,500	3,098	5 bed, 2.5 bath, pool	9/8/16

Data compiled per MLS as of 9/22/16

Questions about the market? Give me a call.

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

Mesquite Grove Estates

NEIGHBORHOOD NEWS



Winter 2016

HOA Officers

Hillary Dorksens.....President
Allison Brown.....Vice President
Staci Gaylord.....Secretary/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.mesquitegrovehoa.com, documents tab.

HOA Meeting Schedule & Location

The next regular meeting is on Thursday, January 28, 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:

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Homeowners: *hardcopy through mail*

Homeowners and renters: *MGE webpage, or by request 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 (Neighborhood resident community groups)

Welcome

Hello to all neighbors, particularly our new residents of Mesquite Groves Estates. Best wishes for a happy and productive 2016!

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

Small business associates in MGE

In the next issue, we'd like to publish a referral listing of MGE neighbors who own or are associated with a small or medium size business, full-time, part-time, freelance, or occasional. If you'd like to participate, please send your name, contact information (email and business phone), and a picture of your business card if applicable. This can include traditional businesses, as well as tutors, babysitters, dog walkers, etc.

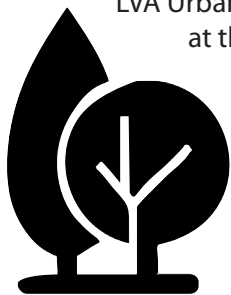
Upcoming Neighborhood Events

- 🌳 **HOA Meeting: Thursday, January 28** at 6:30 p.m. at Starbucks (4970 S Gilbert Road, Suite 3).
- 🌳 **NEW! Sunday, March 20: Spring Egg Hunt.** Please contact Hillary Dorksens to help with the event.
- 🌳 **Saturday, April 9: Community Garage Sale and Annual Meeting.** Please contact Diana or a board member to help with the event.



HOA Activities Update

Residents with concerns or compliments are cordially invited to HOA board meetings; please consider joining us in donating some time for the benefit of our neighborhood.



LVA Urban Associates landscape architecture firm presented plans at the last board meeting for landscape renovation of the streetside perimeter of our development, including external gate areas. It is anticipated that planting renovations will be completed in the Spring. The design harmonizes with recent plantings by the city and adjacent developments. The combinations of desert-adapted plants will add to the beauty and appeal of our development.

Mosquitoes became problematic for some neighbors this year. Some of the trap sites met the criteria for city/county spraying for public areas, but these agencies do not spray in HOA private properties. The board is considering a set of spray treatments in park areas next year, but want to hear resident input and discuss factual information at the annual meeting prior to proceeding.

A marked decrease in violations and towing for vehicles parked on the street overnight was noted after additional signage was posted. Please note that vehicles parked on the street overnight will be put on a list for towing; violation letters are a courtesy, not a requirement, for towing.

The dead end sign on the S. Four Peaks cul-de-sac appears to be effective in curtailing speeding and dangerous driving in this area with many small children. Homeowners are appreciative.

There still appears to be an issue with speeding in excess of the 25 mph neighborhood speed limit, and the 15 mph limit near the Leo Gate. Although the majority of vehicles are mindful of the speed limit, everyone is encouraged to remind household members, guests, and others to **slow down**. Please report dangerous driving to the Chandler police department (480 782-4130 non-emergency) or via their Frequent Patrol Request online form.



Holiday Light Contest Winners

Our neighborhood was resplendent in beautiful decorations for the holiday season. Thanks to the many people who contributed holiday cheer through festive outdoor lights! 110 of our 207 households participated. Here are this year's award winners:

Classic Christmas — 3142 E Birchwood (Bob & Wendi Morris)

Best Animation — 3117 E Libra Place (Paul & Joy Fichiera)

Winter Wonderland — Kids Favorite — 5321 S Four Peaks Way (Larry & Ashley Duffy)

Honorable Mention for the beautiful and original Christmas lights @ 3040 E Cedar Drive (Matt & Shelly Helfenstein)

Architectural Review

Thinking of painting or upgrading the exterior of your house? This may add to your property value and contribute to the appeal of our neighborhood.

Please make sure to review the neighborhood CC&R's, and obtain approval from the HOA Architectural Review Committee (and the City of Chandler where applicable). Approvals must be received prior to starting a painting project and all 3 colors of the color scheme must be used as illustrated in the approved Sherwin Williams or Frazee color pallets.

A listing of approved external paint schemes is on the website and paint books are available through the Architectural Review Committee Chairperson.

Contact Diana, our community manager, for questions or clarification.

Reminder

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!

Neighborhood Respect and Security

Presents would no doubt be welcome, but palm branches, lawn debris, and garbage are not great things to throw over the wall. Residents on the East side of Mesquite Grove Estates are requested to ensure that nothing is dumped over the wall to litter the farmer's field adjacent to our development.



**PLEASE CLEAN UP
AFTER YOUR PET**

Cleaning up after your pet is hygienic and is respectful of neighbors. Pet waste bags and garbage cans are placed in neighborhood green spaces for convenience. Please be aware that dog droppings are highly offensive to most people.

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 to personal or community property, such as the gates, are vandalism. Please be on the lookout, 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. 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.

Spotlight on Downtown Chandler



History buffs will no doubt appreciate the San Marcos Golf Course, constructed in 1912 by our town's founder, Alexander J. Chandler. When it opened, it was the first grass course in the state, and hosted a hotel and resort amenities that attracted the international societal elite. The summer house of notorious prohibition-era mobster Al Capone can be viewed from the 14th hole of the recently renovated golf course.

A number of excellent restaurants are located within a few blocks of Chandler Park and in the downtown area. For more information, view www.visit Chandler.com. Browse the Vision Gallery (10 E. Chicago Street), or take in a performance at the Chandler Center for the Arts (250 N. Arizona Avenue).

Take a tour of the TechShop in the Chandler Innovation Center (249 E. Chicago Street). This community-based workshop and prototyping studio offers classes and access to software and tools associated with arts and crafts (including sewing, silk screening, and glasswork), electronics, machining, welding, woodshop, electronics, rapid prototyping, and more.

Watch for city cultural events downtown in February, including the Science Spectacular Night of Art and Science, Science Saturday, E.P.I.C. Fest Maker, and the Chandler Car Show. In March, cultural events include the Festival of the West and Ostrich Festival.

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). 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 <https://www.chandleraz.gov/default.aspx?pageid=745>

Home and Yard

Our pleasant winters are a welcome reprieve from piles of snow, and



watering of yard and plants can be reduced to 2-3x per week or less. Here are a few additional hints and tips for winter.

When practical, cover tropical plants when nighttime temperatures approach freezing. In some cases, cold-damaged tropical plants may regenerate from the roots in the spring, and approach their former beauty after early-spring pruning. Continue to provide supplemental nutrient to palm trees periodically.

Your cool season annuals, mostly planted last Fall, provide pops of color in January and early February. Plant warm season annuals and perennials in March and April, fertilizing every 2-4 weeks to encourage blooming. After the danger of frost has passed in February,



summer- and winter-

flowering perennials can be trimmed back. Fast-growing shrubs such as the red bird of paradise can be sheared and thinned, thinning up to 1/3 of the shrub. Late January and February are good months for transplanting winter season vegetables and sowing seeds, including lettuces and herbs. Bean, melon, and squash seeds can be planted in March.



Winter ryegrass planted last October is well-established now; using an organic fertilizer such as Milorganite in late February can help to replenish nutrients in the soil.

Guidelines for watering vary. For more information, please see the City of Chandler Water Conservation web page, or the Arizona Department of Water Resources (www.azwater.gov, quick link to conservation page, then quick link to residential).

Recipe

Butternut Squash Soup

(serves 3-4)

- Cubed butternut squash (about 2 lbs)
- 1 sweet potato, peeled and sliced
- 2 carrots, peeled and sliced
- 1 Vidalia onion, peeled and sliced
- 2 T olive oil
- 1/2 t salt
- 1 t pepper
- 1 t ground red pepper
- 1 t garlic powder
- 3 C chicken broth
- 1 C half and half cream

Combine the first nine ingredients in a zip-top plastic bag, and shake well to distribute the oil and seasonings.

Place on a shallow baking pan in a preheated 400 degree oven, and roast about 30 minutes, stirring a few times to ensure the onions don't burn. Roasting is the secret to developing flavors.

Remove from the oven and allow to cool. Work in batches to puree portions of the vegetables with enough broth to liquefy, transferring to a soup pot.

After all the vegetable puree is added to the soup pot, add the remaining broth and stir.

Heat at moderate temperature until hot.

Stir in half and half, ladle into bowls to serve.

As an option, serve with a dollop of low-fat sour cream and sprinkle with dill.

Real Estate Trends



UNDER CONTRACT/PENDING				
3202 E. Birchwood Pl	\$539,900	3,561	5 bed, 3.5 bath, pool	
SOLD				
5340 S. Dragoon Dr.	\$446,299	3,606	5 bed, 3.5 bath, pool	1/8/16
3145 E. Taurus Pl	\$539,000	3,606	4 bed, 3.5 bath, pool	12/29/15
5710 S. Dragoon Dr.	\$323,000	2,492	3 bed, 2.5 bath, no pool	11/24/15
5300 S. Dragoon Dr.	\$425,000	3,098	3 bed, 2.5 bath, pool	11/19/15
3222 E. Scorpio Ct.	\$325,000	2,492	4 bed, 2.5 bath, no pool	11/17/15
3040 E. Cedar Dr.	\$499,000	3,098	3 bed, 2.5 bath, pool	9/25/15
5339 S. Dragoon Dr.	\$450,000	3,098	4 bed, 2.5 bath, pool	9/14/15
5382 S. Four Peaks Way	\$492,000	3,098	4 bed, 2.5 bath, pool	9/10/15

Data compiled per MLS as of 1/14/16

Questions about the market? Give me a call.

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