

# MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

Spring 2013 Newsletter



## ANNUAL HOMEOWNERS MEETING AND SOCIAL!

**M**ake a space on your calendar to attend this special event again on **Saturday April 13<sup>th</sup>**. We will start the day early with the annual community garage sale. The gates will be open from 7:00am until Noon. There will be an opportunity to check in for the annual meeting at 3:30pm, followed by the Annual meeting of the membership at 4:00pm and the community social event will follow. The meeting will occur in the park where our last annual meetings have been held, in the south half of our community on the west side of Mesquite Grove Way and off Capricorn Way near the children's play structure. Please bring your own chair.

Here's the fun part. There will be **complimentary pizzas, soft drinks and water** provided. Be sure to bring your appetite and a dessert to share if you like. Bring the whole family and meet your neighbors. The entertainment fun again this year will be the bouncer inflatable fun from Sir Bounce Alot with a Castle Bounce House for the smaller children and a Castle Combo Bouncer for the larger kids.



Mark the date on your calendar:

**April 13<sup>th</sup>, 2013**

**You may have recently received a  
postcard notice like this one in the mail!**



### Gilbert Road Improvements Project Construction Information

The Gilbert Road Improvements Project will soon begin construction on the next phase of improvements, from south of Ocotillo Road to Riggs Road.

As part of this phase of improvements, utility work will take place initially with road improvements following. Scheduled to begin the first week of March, crews will work to trench and install a 16" water pipeline in the west side of Gilbert Road, at the Riggs Road intersection, working in a northerly direction toward Ocotillo Road. Scheduled to begin in mid-March, a second crew will work to trench and install a 30" water pipeline in Gilbert Road, beginning at Chandler Heights Road and working in a southerly direction.

During this work, temporary asphalt will be placed in various locations as necessary to provide for one lane in each direction on Gilbert Road in the project area. Access to businesses and residences will be maintained.

We thank you for your continued patience during this construction. Regular e-updates are provided during construction. To be added to our distribution or for questions or comments, please contact our **project hotline at 480.898.4100** or visit [www.GilbertRoadImprovements.com](http://www.GilbertRoadImprovements.com)

## GILBERT ROAD - Widening Project & the Temporary School Bus Stop Change:

Starting in March 2013 the Gilbert Rd. widening project will begin with the installation of new water lines heading north from Riggs Rd. to Ocotillo Rd. The Mesquite Grove Estates Homeowners Association has made arrangements with the Chandler School District Bus Service; to move the school bus stop inside the main vehicle gated area at Leo Pl. and Mesquite Grove Way in front of the park starting Monday March 4<sup>th</sup>, 2013 for the safety of the children during the busy construction and vehicle congestion project. This is a temporary situation and once the construction project is completed the school bus stop may return to the area where it is located at this time.

## RECLAIMED WATER TRANSITION:

At the time our community was first developed by William Lyons the landscape in the common areas was designed to be irrigated by affluent or reclaimed water but the City of Chandler did not have the line installed for our water meter to connect to and for all these years we have kept your main parks beautifully green with expensive city potable water. This has been a big expense to the Association. The new water lines that will be installed by the City of Chandler will include the new reclaimed affluent water line that we will be able to connect to. We are anticipating a savings of at least 50% to our water expenses each month.

Once the line is in and we are connected please be aware that the sprinkler system will no longer be using potable water for yours and your family member's safety. It is not drinking water and should not be consumed in any way other than to irrigate the landscape and foliage.

## BULLETIN BOARD

Just a reminder for those new homeowners, the Community has a Bulletin Board located just north of the Large Mesquite Tree on Mesquite Grove Way and Leo Pl. It has one side under Plexiglas for announcements from the HOA and Kinney Management Services and a cork bulletin board on the other side for items that may be posted by homeowners. 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 Newsletters and other information.



Need Community Information – Forms – Notices -  
Community Documents - See your Community Website

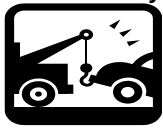
[www.mesquitegrovehoa.com](http://www.mesquitegrovehoa.com)



### Who to Call:

Please remember that at Mesquite Grove Estates HOA we have a no parking in the street restriction per our community documents. If you may have left your car parked in the street for an extended period of time and find it missing?

Call All Valley Impound! 602-523-3388



If your gate remotes stop working or you need an extra one or a new gate code call: **Safeguard Gate Access: 480-609-6242**

**FYI - Pedestrian Gate Codes at all three gates are 1-3-5.**

### Community Manager:

Diana Rice  
Kinney Management Services  
Phone :( 480)820-3451 Ext.215  
Fax: (480)820-7441  
Email: [Diana@kinneymanagement.com](mailto:Diana@kinneymanagement.com)

### Mesquite Grove Estates HOA Board of Directors:

**Chad Melin – President**  
**Carrie Miller – Vice President**  
**Paul Carlson – Sec. / Treas.**



### Board of Directors Meeting Schedule for 2013

6:30 PM for the Open Session  
6:00PM for the Closed Session

Thursday, February 28th, 2013  
Thursday, June 27th, 2013  
Thursday, August 29th, 2013  
Thursday, October 24th, 2013  
Thursday, December 5th, 2013

Please see the community bulletin board or the  
Website for meeting locations:

### What does a Homeowners Association board member look like? Are they real people?

Do they have any idea how much we pay for Homeowners fees?

That's a dramatic approach to a real question that many homeowners have. It is a sad fact that although the Mesquite Grove Homeowners Association Board meetings are published well in advance, the attendance goes from none to nearly none almost every time. Most homeowners have no idea what problems or opportunities are being dealt with nor who is dealing with them.

There is a lot of business activity that has to be handled as the Association is a Corporation. There are electricity bills and water bills, for instance. We have the services of Kinney Management to take care of all these things and much more. A representative from Kinney attends all board meetings and provides coordinating services that range from financial guidance and legal information to interaction with state and municipal authorities.

But who are the board members? They are homeowners from Mesquite Grove who have been elected to the board after they voluntarily come forward to be members of the board as candidates. It isn't a task that everyone wants to do – or is prepared to do. The board currently consists of three members serving terms that overlap to provide continuity when a board member leaves.

The Association also has an Architectural Design Review Community who reviews your Architectural Change Submittals. This committee is chaired by board member Paul Carlson, and consists of volunteer homeowners from the community. Please understand that the committee has 30 days to review your submittals per your community documents the CC&R's once they are received. These homeowners have busy lives as well as everyone in the community and please keep in mind it is not fair to ask them to expedite your submittal because you did not plan your work or change schedule with the proper review time.

By Dwight Purdy

### Furry Friends

**Please be kind to your neighbors and the common area parks, paths and walk ways when walking your dog.**

**Did you know it is a city code violation walk your dog and not clean up the waste he may leave behind?**



**Simple Friendly Reminders:  
MESQUITE GROVES HOMEOWNERS ASSOCIATION  
RULES:**

1. **All landscaping** shall be maintained in a neat & attractive condition, including watering, mowing, edging, pruning, weeding, and removal and replacement of dead plants and trees and landscape debris. Trees must be trimmed up from the ground level and above sidewalks at least 8' above the ground. Please trim all your winter frost damaged plants by the end of March.
2. **Trash & Recycling Containers** must be stored out of sight on non collection days. No garbage, trash or debris should be kept on any lot.
3. **Pets** may not be allowed to make unreasonable noise dogs must be on leashes at all times on Association property, owners must clean up after their pets at all times.
4. **Parking Vehicles and Recreational vehicles** no recreational vehicle of any kind can be kept on any lot or in front of any lot which can be viewed from any neighboring property or street. Vehicles may not be parked over night in the streets.
5. **Speed Limit:** Please remember speed limits are 25 miles per hour in residential communities.
6. **Architectural Changes** that can be seen from the street or from any neighboring property or common area must be submitted to the committee for approval.
7. **POOLS:** Please do not drain your pools into the streets call the City of Chandler and ask them where you should drain your pool on the date you plan to drain the pool.

dropping leaves and branches, and decorative bushes and shrubs have been frost-damaged or killed. While we won't know the extent of the damage until it warms up and the growth cycle begins again, it's recommended to not cut plants back until there is no chance of further frost. March 15<sup>th</sup> is generally a good target date to start clearing the dead plant material and replacing dead plants.

With all of the rain, weeds have already started to sprout, and will get to be a major issue when it warms up. Using a quality pre-emergent now will save you a lot of work in the next several weeks. But if the weeds do start to grow, there are many good products to eradicate them. We remind everyone to do their part in maintaining our neighborhood's appearance by promptly picking and or spraying weeds in your yards.

**Again This Year We Have Large Street Banners  
To display & announce the Community Garage  
Sale at the entry to help bring in customers.**



**Sat. April 13<sup>th</sup>, 2013**

**Mesquite Grove HOA  
Community Wide  
Garage Sale**

Gates for Garage Sale  
Open @7am &  
Close at Noon

## **Winter Plant & Tree Issues**

To say it's been an interesting Winter is an understatement. So far we've had the longest sustained cold streak in over 30 years, followed by record high temperatures the following week. Above average rain has fallen, and we've even had snow in much of the greater Phoenix area.

As a result of the cold temps a lot of us have seen our plants and trees damaged: many of our trees are



**MESQUITE GROVE ESTATES  
HOMEOWNERS ASSOCIATION**

**P. O. BOX 25466**

**Tempe, Arizona 85285**

**Phone (480) 820-3451 Fax (480) 820-7441**

**Email: [Diana@KinneyManagement.com](mailto:Diana@KinneyManagement.com)**

The Board of Directors would like to survey the Membership to determine whether there is support for installing a Basketball Court and Baseball Diamond in the large park on Mesquite Grove Way and Leo Place.

With the upcoming savings we should expect to see in our landscape water expenses these amenities could be easily maintained with the current assessment monthly fee.

Please indicate by filling in the square, whether you would be willing to support this project.



Add Basketball Court



Add Baseball Diamond

The Board of Directors would appreciate your completing this questionnaire and adding your comments. Please indicate in the spaces or lines provided any additional areas of concern or interest you may have for the Board of Directors if a Basketball Court and Baseball Diamond are installed.



Please share your additional thoughts and ideas on this project:

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Please place a check mark in the boxes below as to the amount of funds you would be willing to have contributed to install these amenities from the community reserve fund.

\$25,000

\$35,000

Please fill in your Name, Address and Lot number and return this survey to:

Mesquite Grove Estates HOA

PO Box 25466

Tempe AZ 85285

Or Fax to 480-820-7441

Or you may Email To:

[Diana@KinneyManagement.com](mailto:Diana@KinneyManagement.com)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Lot #: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Thank you for your participation in this survey.



# MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION

## Summer 2013 Newsletter

### Street Asphalt Re-Work Schedule!

Statewide Asphalt, LLC recently resealed the asphalt on all streets in the community and they will be reworking some areas on all streets that were damaged by heavy vehicles during the initial cure period. You will be able to access your driveways as needed. They will work around them so you will have access to a section of your driveway areas. They will not restrict any more than what will be needed to do the re-work. We have scheduled the touch up work to happen on Tuesday July 16th and Wednesday July 17th. This should allow plenty of time for the existing sealcoat to cure.

### NOTICE: City of Chandler - Solid Waste Services

<http://www.chandleraz.gov>

To ensure collection, your container must be at the curb before 6 a.m. on your scheduled collection day. Remove your container from the curb by 9 a.m. the day following collection. For more details about your schedule, questions about recycling or trash, call Solid Waste Services at 480-782-3510.

### Neighborhood Meeting Regarding the New Community Development just North of Wood St. and East of Gilbert Rd .

I wanted to let everyone know ahead of time there will be a second neighborhood meeting concerning Taylor Morrison's proposal for "The Residences at Belmonte". The meeting will be conducted on July 18th (Thursday) at 6:00 pm and will be located in Room 108 - Jackrabbit; Veterans Oasis Environmental Education Center: 4050 E. Chandler Heights Rd., Chandler, AZ 85249.

The purpose of this meeting will be to continue discussions concerning the proposed architectural elevations for the project, as well as follow up on questions and comments expressed at the first neighborhood meeting. You should also be receiving an official Notice of Neighborhood Meeting in the mail approximately two weeks before this meeting. If you have any questions you may contact: Mario Mangiamele, AICP Iplan Consulting - Phone: 480-313-8144 - Email: [lplanMM@cox.net](mailto:lplanMM@cox.net)

If you would like to share further concerns regarding this development after the second neighborhood meeting contact:

The Office of the Mayor & City Council

**Mayor Jay Tibshraeny**

Mail Stop 603

P.O. Box 4008

Chandler, AZ 85244-4008

Phone: 480-782-2200

Fax: 480-782-2233

### 2013 BOARD OF DIRECTORS MEETING SCHEDULE:

The Meetings will be held at:

Starbucks,

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

6:30 PM for the Open Session

6:00PM for the Closed Session

Thursday, August 29th, 2013

Thursday, October 24<sup>th</sup>, 2013

Thursday, December 5<sup>th</sup>, 2013

\*\*\*The Architectural Committee meets on an as needed basis. If you would like to attend an Architectural Committee meeting or if you would like to be added to the agenda of any Board of Directors meeting contact Diana by email: [Diana@kinneymanagement.com](mailto:Diana@kinneymanagement.com) or by Phone: 480-820-3451 Ext. 215

### Basketball Court and Baseball Diamond Survey Results:

The association has received many inquiries regarding the survey sent to the homeowners for interest in having a basketball court and baseball diamond installed in the main park at Leo and Mesquite Grove Way. The Board of Directors had their regular scheduled meeting on June 20<sup>th</sup> and made the final decision on this issue. **Based on the survey results there will not be a basketball court or baseball diamond installed in the park.**

Survey Results: 21 surveys received were in favor of adding the basketball court and 30 surveys were received not in favor of installing a basketball court. 12 surveys were received in favor of adding a baseball diamond and 34 were not in favor of adding a baseball diamond.

### INDIVIDUAL BASKETBALL GOALS:

There have been concerns brought before the Board of Directors regarding Portable Basketball Goals left out when not in use. The board of directors is in the process of revising the Design Guidelines to be more in line with the community document's CC & R's; Including allowing homeowners the choice to submit for architectural approval for both portable and permanent basketball goals. The revised guideline will be available on the community website later this fall once it has been officially approved and adopted.

Portable basketball goals will be allowed to remain next to the driveways when not in use as long as they are well maintained and do not have any unsightly items added to weight the base down such as bricks, blocks, sandbags etc. Portable basketball goals may only be weighted down by the manufacturer's recommendations which is usually sand or water in the contained area. All previously mailed portable basketball units left in sight when not in use violations have been resolved at this time.



## Gilbert Road Widening & Future Sound Problems.

A few MGE Homeowners requested the Association to contact the City of Chandler's Transportation Department regarding ways to cut down some of the traffic noise once Gilbert Road has been widened. The Transportation Manager and Assistant Public Works Director Dan Cooke visited the property and made the following report. Dan Cooke can be reached at 480-782-3403 and will be happy to answer any further questions or concerns you may have.

"Arterial Road widening is a common concern; and residents sometimes have a big misconception on a wall or block fence helping to block the sound. A wall will not stop sound as the city has completed many studies on this issue in the past especially on arterial streets

A sound wall has to be 15' in height to do any good. If the city were to install a 15' high sound wall along Gilbert Rd, the community would lose the main entry gate at Leo and Gilbert Rd. and the city would need 1000' of public right away from the widened street to install the sound wall in which there is not enough room for that as the homeowners back yards would most likely be in that range area.

Anything less than 15' height would have no noticeable outcome on the noise. The studies show that these 15' high sound walls work along freeways but not along arterial streets. The city has already completed a study on this area and found the sound wall will not mitigate any sound.

Raising a homeowner's back yard wall a block or two could make things worse rather than better as studies show it could cause sound to be held in more and could possibly create an echo effect.

Putting a block wall where the wrought iron fencing is along the common area tracts will not do anything for noise either and studies show the homes backing to these retention basins where the wrought iron fencing is in place now should not notice any more sound than they already have now with Gilbert Rd. today once the widening is completed.

As far as adding the rubberized surface on Gilbert Rd.; it is not planned to have a rubberized surface as studies show it does not do any good on arterial streets. The reason it helps on freeways is because freeways are normally made of concrete pads with the expansion cracks and when tires cross the expansion cracks it makes noise. Rubberized asphalt helps with that noise only, and Gilbert Rd. has always been asphalt so there should be no noise from tires crossing expansion cracks now or in the future. Rubberized or regular Asphalt does not help with the sound of the tires and it has no bearing on the sound from engines of vehicles. There is nothing reasonable to stop the noise."

## SOMETHING NEW!

### A Message from the Future Newsletter Committee Chairperson:

Hi Neighbors!

My name is Staci Gaylord, my family and I have lived in the north-end of MGE for about 4 years. I believe it takes a village not only to raise a child but also to create a fun and cohesive village for the citizens. With that said, I will be putting together a semi-annual newsletter for our neighborhood starting this Fall. The purpose of the newsletter will be to help keep all of us informed about the comings and goings of our neighborhood – any important dates, events or exciting news will be shared through the newsletter. I will work closely with Diana Rice at Kinney Management and the MGE Board Members to keep the newsletter pertinent to all information about Mesquite Grove Estates.

In hopes of making this newsletter useful for all of our citizens I have a request for all of you. *What would you like to see in the newsletter? What interests you about our area? Do you have any frustrations currently that you think could be aided in receiving a semi-annual newsletter?*

I also think that with technology what it is today we don't always have to wait for snail mail. I'd love to put together a contact list so that if something that is time sensitive needs to go out (such as this notice about the resurfacing of the streets), it could be received immediately. With that concept, please feel free to send me your email address or cell phone number so that you could be included in any mass-media (email or text) that is sent.

**This information would ONLY BE USED FOR MESQUITE GROVE ESTATE HOA BUSINESS.**

**To be added to this list please send me your name, lot number or address along with how you wish to be contacted (email or text) and that contact information.**

**Also feel free to send your ideas, questions or comments to: MGENEWS@aol.com**

## 2013 SCHOOL BUS NEWS!



The school buses will continue to pick your children up and deliver them to the bus stop inside the community permanently. They requested that we have special 7' high keypads installed for the bus drivers and we added those at all three gates.



## BULLETIN BOARD

Just a reminder the Community has a Bulletin Board just north of the Large Mesquite Street on Mesquite Grove Way and Leo St. 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 Newsletters and other information.



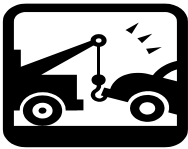
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### Who to Call:



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### **Mesquite Grove Estates HOA Board of Directors:**



**Paul Carlson – President  
Hillary Dorksen – Vice President  
Carrie Miller – Sec. / Treas.**

## Simple Friendly Reminders: MESQUITE GROVES HOMEOWNERS ASSOCIATION RULES:

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7. **POOLS:** Please do not drain your pools into the streets call the City of Chandler and ask them where you should drain your pool on the date you plan to drain the pool.



Mesquite Grove Estates  
HOA Board of Directors



**Paul Carlson**  
President

**Staci Gaylord**  
Vice President

**Hillary Dorksen**  
Secretary / Treasurer



## WATCH YOUR KIDS NEAR WATER!

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

Thursday, July 24th @ 6:30 pm  
@ Starbucks

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

\*Free Coffee to all homeowners present\*



Pet poop, left outside without being cleaned up, isn't just gross and inconvenient to other people. It's a major health hazard to pets as well as humans.

### MOVIE in the PARK

Thanks to all the homeowners who attended the movie in the park! We had a great turnout and everyone enjoyed watching "Frozen" on the giant screen while enjoying popcorn and snacks provided by the HOA. There was also a raffle with some great prizes and excited winners! If

you have any suggestions for community events, please contact us, hope to see you at the next event!

- HOA BOARD MEMBERS







Recycling can be done in a variety of ways! From recycling items in your blue can to donating items to local charities, the City of Chandler offers many programs and resources to help residents keep items out of the landfill.



CHANDLER HEIGHTS POLICE  
SUBSTATION

4040 E CHANDLER HEIGHTS RD

**480-782-4900**

<http://chandlerpd.com/community/my-neighborhood/>

## the Bulletin board

Just a reminder the Community has a Bulletin Board 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 Newsletters and

other information. The cork board on the backside is for Home Owner use as well!

## SECURITY ISSUES and VANDALISM

In our last newsletter we touched a little bit on the vandalism that has been happening within our community. Taking that conversation a step further and bringing in the security and safety issue is important for us to understand as homeowners that we are all responsible to keep **our neighborhood** safe and appealing for all to enjoy! A lot of the issues we've had have occurred within our common areas that many homes face or back-up to. As an invested homeowner and/or tenant, please be aware of your surroundings. If you see someone that looks suspicious – *call the police*. If you see teenagers out in the park that are being destructive – *call the*

*police*. Let the police speak to them or their parents so that everyone involved is aware of the ramifications of their destruction.

During just the past few months our HOA assessments have had to be used to replace or repair the following on more than one occasion:

- 3 solar lights ripped out, broken and left
- Trash cans at large park ramada lit on fire multiple times
- Entry lights at Four Peaks broken

This doesn't include the homeowners that have experienced vandalism; this is strictly our HOA portion!

So especially as a community member that

has a view fence or a direct view to any of our common areas – **KEEP AN ACTIVE-OPEN EYE OUT FOR ANYTHING SUSPICIOUS!**

These repairs obviously add up and as they continue to add up so will our dues. As a private community it is our monetary obligation to keep up on the maintenance and repairs.

Think of it as watching your own wallet and protecting your own investment – **that's exactly what you are doing!**



# Holiday Light Contest Results <sup>3</sup>

**Mesquite Grove  
Estates**

**1<sup>st</sup> Annual  
Holiday Yard  
Decorating  
Contest**

Our contest winners!

- The Tomfohr Family
- The Daiza Family
- The Fichiera Family

We had a great turn-out of lighted support for our first year! Out of the 205 lots in our community we had a remarkable 115 homes that participated in celebrating the Season!

Congratulations to our three winners and recipients of \$80 Home Depot Gift Cards each! Can't wait to see what ya'll do next year!

## IMPORTANT REMINDER!

### Watch your kids near water!

CHANDLER, Ariz. -- There was another tragic reminder on this holiday weekend that children need constant supervision around water.

A three-year-old boy was found at the bottom of a backyard pool in Chandler on Sunday.

It happened at a house near McQueen and Chandler Heights roads.

More than 40 people were at the home, according to a spokesman for the Chandler Fire Department.

The spokesman said no one noticed the toddler until the party started winding down, and parents were coming over to pick up their children. That's when they noticed the toddler in the bottom of the pool.

They do not know how long the child was underwater, but they said two adults pulled him out right when they saw him and called 911

The child was taken to a nearby hospital in extremely critical condition.

"It's very important that when you have a large gathering at your house and you're going to be swimming with children that you make someone accountable for the pool area," said Tom Dwiggin with the Chandler Fire Dept. "Sombdoy has to be assigned to watch everybody inside the pool. You should set up some type of rotation system whether it's every 20 or 30 minutes, an adult is always watching the water. One thing that's important about that adult is that their only job is to watch the children in the pool. They're not texting. They're not talking to someone else. They're not reading a magazine. They literally have eyes on the pool at all times."

Source: [azfamily.com](http://azfamily.com)

The3dStudio.com

URL: 1908.com/908418

## ALERT - GATE CODES ARE CHANGING!



Watch in the mail for a letter from Safeguard Security – our security company that manages our gates.

**All gate codes will be deleted soon and new gate codes will be issued in the letter.**

Your “clicker will continue to work as it does now but all incoming visitors will need to be provided the new code in order to enter.

If you are a tenant – please contact your landlord in order to obtain the new code!

## REAL ESTATE IN MGE

TIME PERIOD	AVG SOLD PRICE	AVG SOLD \$/SQ FT	AVG DAYS ON MKT	# OF SALES	HIGHEST SALE	LOWEST SALE
6/1/13-11/30/13	\$ 403,083.00	\$ 142.35	31	6	\$ 487,000.00	\$ 333,000.00
12/1/13-5/31/2014	\$ 429,834.00	\$ 145.26	62	8	\$ 560,000.00	\$ 287,175.00
ACTIVE LISTINGS AS OF 6/10/14	# OF BEDROOMS	# OF BATH	SQ FT	SALES PRICE		
5722 S Mesquite Grove Way	4	2.5	2843	\$ 373,999.00		
5651 S Mesquite Grove Way	4	2.5	2492	\$ 377,500.00		
2086 E Libra Place	3	2.5	2492	\$ 379,000.00		
3104 E Capricorn Way	4	2.5	2843	\$ 385,000.00		
5691 S Mesquite Grove Way	4	2.5	2843	\$ 469,900.00		
5379 S Dagoon Drive	5	2.5	3098	\$ 495,000.00		

Happy Birthday America!



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



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  
 Fax: 480-899-9974  
 Email: [Susie@susieefnor.com](mailto:Susie@susieefnor.com)

### Quick and Friendly FYI

- The areas along the streets, between your walls / fences and the streets and the areas around the sidewalks next to your property is the responsibility of the homeowner to keep free and clear of weeds and debris in order to maintain the cleanliness and beauty of the community!
- Speed Limit inside MGE is 25 mpg
- No OVERNIGHT parking is permitted on the streets inside MGE. Please use your garages/driveways for the safety and beautification of the community!

## Have you spent time at Veterans Oasis Park?



**VETERANS OASIS**  
4050 E CHANDLER HEIGHTS RD



Mesquite Grove Estates is fortunate to have a beautiful park located just around the corner - Within walking or biking distance even! Fishing, Walking Trails, Bird Sanctuary – there's something for everyone! Here are a few fun dates to jot into your calendar:

**September 27, 2014 9 a.m. - noon**

### Butterfly and Dragonfly Bash

This special event celebrates these beautiful insects through guided walks, hands-on crafts and presentations. Walks are approximately 15-minutes in duration and the terrain is easy. Don't miss this fun-filled, family-friendly special event. Call the Environmental Education Center (EEC) Program Hotline at 480-782-2889 for Signature Event updates.

**September 18, October 16, November 20 and December 18**

### Sonoran Sunset Series-The 3rd Thursday of each month from 6-7 pm

Visit the Environmental Education Center at Veterans Oasis Park for this FREE lakeside entertainment series good for the whole family! Patrons are encouraged to bring blankets, chairs, and food. Snacks, dinner items and beverages will be available for a small fee.

From the middle of May through October is considered our summer watering time. Our first 100-degree days of the season typically arrive this month, so now it's even more critical for your plants to be watered properly. These recommendations are for plants that are established in the landscape (in the ground about 2 years).

#### Lawn watering:

Summer grass (Bermuda) - once every 4-5 days

Overseeded cool season grass (rye) - once every 3 days

If trees and shrubs are on the same valve:

Desert Adapted - once every 17 days

High Water Use - once every 8 days

#### Tree watering:

Desert Adapted - once every 20 days

High Water Use - once every 10 days

#### Shrub watering:

Desert Adapted - once every 14 days

High Water Use - once every 6 days

#### Groundcover and vine watering:

Desert Adapted - once every 14 days

High Water Use - once every 6 days

Cacti and succulent watering - once every 24 days

Annuals watering - once every 3-4 days

\*\*Reduce your landscape watering 30 to 50 percent by adjusting your irrigation each season.\*\* ["Landscape Watering by the Numbers: A Guide for the Arizona Desert"](#) will help you determine how much water to apply and how long to run your system. Request a free copy at [www.chandlerzaz.gov/water](http://www.chandlerzaz.gov/water) or visit the interactive web site at [www.waterusewisely.com](http://www.waterusewisely.com).

Note: These recommendations are general guidelines only and may need to be modified for your specific site conditions

City of Chandler Watering Suggestions



URL: TDS.COM/092616

The3dStudio.com



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ESTATES  
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## HOA community website

**Need Community Information –  
Forms – or Community  
Documents? See your  
community Website:**

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



## Been Towed?



Have you left your car parked in the street for an extended period of time and find it missing...

**CALL:**

**ALL VALLEY  
IMPOUND**

**602-523-3388**



"This recipe makes a poppy seed salad dressing and a green salad with strawberries. Combine the two for a unique salad option."

### INGREDIENTS:

1 cup mayonnaise  
1/4 cup white sugar  
1 tablespoon white vinegar  
1 tablespoon poppy seeds

pieces  
1 bunch fresh spinach, washed, stems removed  
1/2 cup diced red onion  
1 (16 ounce) package fresh strawberries, hulled and sliced

1 head iceberg lettuce, torn into bite-size

### DIRECTIONS:

1. Make a dressing by whisking together the mayonnaise, sugar, and vinegar in a small bowl. Stir in the poppy seeds; set aside.
2. Toss together the lettuce, spinach, and onion in a large bowl. Drizzle the dressing over the salad and toss to coat. Add the strawberries and lightly toss again. Serve immediately.

Source: <http://allrecipes.com/>

*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](mailto:MGNEWS@aol.com)*

# Mesquite Grove Estates

Fall 2013

Mesquite Grove Estates  
HOA Board of Directors



**Paul Carlson**  
President

**Hillary Dorksen**  
Vice President

**Carrie Miller**  
Secretary / Treasurer



Be an Involved Neighbor – join us at the last HOA Meeting of 2013 Meeting of 2013

The Board Meeting previously scheduled for Thursday, December 5<sup>th</sup>, 2013 Has Been Cancelled and Rescheduled for:  
**Thursday, January 23<sup>rd</sup>, 2014 @ 6:30 pm**  
**@ Starbucks 4970 S Gilbert Rd., Suite 3, Chandler, AZ 85249**  
\*Free Coffee to all homeowners present\*

## ANOTHER SUCCESSFUL HALLOWEEN!

I certainly love the GHOSTS, GHOULS and GOBLINS that come out this time of the year! Personally, I think our neighborhood can't be beat when it comes to expressing ourselves during the Holidays! Halloween always has such a terrific feeling of community in Mesquite Groves. I love to walk through our streets, talking to neighbors, watching the kids run and play

and this year, we even befriended a ZOMBIE! Had a neighbor offer up a warm cup of chili and a cold drink. Met a witch on Four Peaks that until we were right up close to her, we weren't sure she was even real! Had several neighbors offer a dog treat to our furry companion and spoke to a real live Pirate! The smoke from the Pirate Shipwreck always brings squeals of delight from young and old! Fond memories of Halloween past

remind me of the house on Taurus that provided us our very own mini-carnival! If this isn't the way to start the Holiday Season, I don't know what is!

*A **tradition** is a belief or behavior passed down within a group or society with symbolic meaning or special significance with origins in the past*

Traditions build a bond that unites us and reminds us of the fun times we've had together. With that in mind...see page 4 to find out a new MGE tradition starting fresh this year.....





*"Pet poop, left outside without being cleaned up, isn't just gross....It's a major health hazard..."*

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



## PET STATIONS

Have you noticed the nice **PET STATIONS** located at all of the common area parks and on the walkways around the community?

Please do the right thing and pick up after your pet, it's been made extremely easy and the bags have even provided!

**E. Coli** is one of the most notorious diseases that people can catch from animal poo. This infectious bacterium is found in the digestive tracts of almost all animals, everywhere in the world, and it's harmless when it's in our colons where it needs to be. But, when it gets into our bodies through our mouths, E. coli is anything but harmless. It causes infections with symptoms ranging from vomiting and stomach pain to lethal diarrhea. You might think that no one will catch E. coli from your pup's poo, but all that it takes is a barefoot child or a clean-up by someone who doesn't immediately wash their hands to cause illness.

**Campylobacter** is a disease that people often catch from exposure to puppy poo. Lots of pups are carrying this bacterium and show few or no

symptoms, so their owners don't notice. If it doesn't get cleaned up and someone makes an accidental encounter with it (an easier mistake than you might think!) they can catch this infection... which can cause painful, bloody, watery diarrhea and can even be fatal. Clean up your pup's poo and wash your hands to keep this from happening to you!

**Parasitic worms** are another common disease that people can catch from exposure to your pet's poo. We like to think of those icky vermin like roundworms as being something that only dogs and cats get, but the fact of the matter is that people get them-all the time. Many, many people are infected with these disgusting parasites and don't even know it. Tiny, even invisible, baby worms in your pet's poo can get into the soil, where barefoot people, gardeners, and kids making mud pies can contract these yucky worms.

**Toxoplasma** is found in the stool of many, many, cats, and most of them have no symptoms at all. For most people who encounter this little parasite, toxoplasma is no big deal... But, if your cat poops outside and an expectant mom accidentally encounters it, she could easily catch the infection and it could cause extremely serious birth defects in her unborn baby. Toxoplasma also

washes into rivers, where it eventually makes it to the ocean and infects sea mammals, who can die from it. Keep your cat inside and dispose of his poop responsibly.

**Giardia** infection is another serious problem caused by pet poo that isn't cleaned up. Your pet might be carrying giardia silently... Or, if she's had a case of runny poo lately, giardia may be to blame. Giardia is highly contagious to people and other animals and, if your pet poops outside and you don't clean it up quickly, pets and other people in your neighborhood may come down with this awful diarrheal illness.



Pet poop, left outside without being cleaned up, isn't just gross and inconvenient to other people. It's a major health hazard to pets as well as humans... and young children, elderly people, and the immunocompromised are the most likely to fall victim to these diseases. Do a favor to our community and to the people and animals who share it with you and your pet: clean up your animal's poop!

## GILBERT ROAD IMPROVEMENTS (OCOTILLO to RIGGS) PROJECT UPDATE



We will do our best to provide the most current information; however, please remember that construction schedules sometimes need to be adjusted due to weather, materials scheduling, utility coordination, or various other factors. For additional project information, please visit

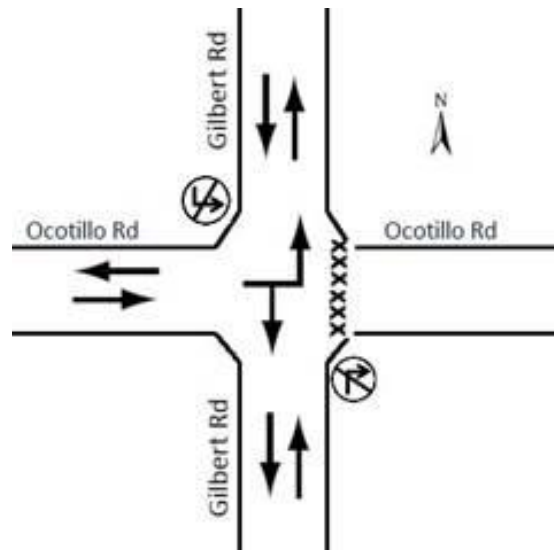
[www.GilbertRoadImprovements.com](http://www.GilbertRoadImprovements.com) or contact our project hotline at **480.898.4100**.

- **Scheduled to begin Monday, November 11<sup>th</sup>, through late January 2014, Ocotillo Road east of Gilbert Road will be CLOSED** for crews to construct improvements to the RWCD canal where it crosses Ocotillo Road (just east of Gilbert Road) as part of the project. This work is being scheduled to prepare for the significant work which will coincide with a planned RWCD dry-up of the canal tentatively scheduled for late December through early January.
- Gilbert Road traffic is currently shifted to the west side of Gilbert Road, one lane in each direction from approx Mead Drive to just south of Ocotillo Road.
- Electrical crews have completed installing conduit in the project area. Next week, SRP crews are scheduled to begin pulling wire through the newly installed conduit as part of the conversion of the overhead power lines to underground. This work is expected to take 3-4 weeks to complete, after which the power poles can be removed.
- Traffic near the RWCD crossing under Gilbert Road, just south of Ocotillo Road, is currently shifted to the west side of Gilbert Road on temporary asphalt as crews work to construct the

east half of the RWCD box culvert. The new RWCD box culvert is being constructed just south of the existing box culvert, one-half at a time to be able to maintain traffic on Gilbert Road. Crews are nearing completion constructing the east half of the box culvert, and will place temporary asphalt over the east half of the box culvert to be able to shift traffic to the east side of Gilbert Road while building the west half of the box culvert.

- Scheduled to begin early next week, traffic will be shifted to the east side of Gilbert Road, and crews will begin work on the west half of the box culvert. It is anticipated this work on the west half of the box culvert will take approximately 4-5 weeks to complete.
- *Please be cautious when driving through the construction zone, and please continue to patronize your local businesses during construction.*

For comments or concerns regarding the project, please feel free to e-mail or contact us. For additional project information, please visit [www.GilbertRoadImprovements.com](http://www.GilbertRoadImprovements.com) or call our project line at **480.898.4100**.







## Needed: Yard Decorating Judges

If you are interested in becoming a JUDGE and COMMITTEE MEMBER

for the **Mesquite Grove Estates 1<sup>st</sup> Annual Holiday Yard Decorating Contest**

please contact Staci Gaylord @ [MGENEWS@aol.com](mailto:MGENEWS@aol.com) right away!

We will be forming a committee in November that will be responsible for judging and awarding the \$GIFT CARDS to the winners of the “to-be-determined” categories of the Holiday Yard Decorating Contest.



### THE RESIDENCES AT BELMONTE – A NEW TAYLOR MORRISON DEVELOPMENT

The Residences at Belmonte subdivision will be located south and east of the southeast corner of Chandler Heights and Gilbert roads. The subject site was originally zoned in 2004 as part of the Reid’s Ranch community with 63 home lots. A PDP was approved in 2011 increasing the lots to 83 total home lots. Since the approval Taylor Morrison acquired the property and will be putting in The Residences at Belmonte.

Seven floor plans have been proposed including four 2-story plans and three 1-story plans ranging from 2,700-4,500 square feet in size. Several neighbors from both Mesquite Grove and TW Lewis attended meetings to express concern over the new neighborhood going in. Taylor Morrison was very interested in being a “good neighbor” listening to the concerns and comments that were made. Ultimately Taylor Morrison agreed to only single story homes on all eastern lots backing to TW Lewis and agreed to limit no more than two, 2-story homes adjacent to each other along Wood Drive. Additionally we were informed only ONE of the 2-story models will fit on the home-sites that run along Wood so ultimately this should limit the amount of 2-story homes behind our Mesquite Grove neighbors. In addition to these concessions, Taylor Morrison agreed to not offer any balconies for the homes that back to our neighborhood. This should also help with privacy issues. All in all we are happy with our new neighbor’s willingness to work out the issues in both our favors.

# the Bulletin board

Just a reminder the Community has a Bulletin Board 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 Newsletters and other information. The cork board on the backside is for Home Owner use as well!

## Vandalism in MGE

Sadly we have had several occurrences of vandalism lately within our neighborhood. This is very upsetting to all of our neighbors as when property is ruined or made to look shabby it hurts all of us - including but not limited to lowering home values.

### **None of us want that.**

With this being said it is important to understand that this is not necessarily a Home

Owners Association issue. This is a law breaking issue and should be handled accordingly.

As members of this community we all must be vigilant in paying attention to our surroundings and keeping a watchful eye for wrong-doings. If you see any type of vandalism going on please call the POLICE

immediately. It is important to let them know what is going on so that they can increase surveillance in our area and honestly it is safest for them to be involved! To the right is the phone number to our substation and also the website where you can file a report.

**If it's not reported, it's like it never happened!**



CHANDLER HEIGHTS POLICE  
SUBSTATION

4040 E CHANDLER HEIGHTS RD

**480-782-4900**

<http://chandlerpd.com/community/my-neighborhood/>



### **Happy Thanksgiving!**

**"As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them."**

**- John F. Kennedy**

## Quick and Friendly FYI

- 2014 Yearly HOA Assessments remain the same as 2013 fee!
- Revised Guidelines regarding Basketball Goals and other changes have been posted on the HOA website
- Speed Limit inside MGE is 25 mpg
- Pedestrian Gate Codes at all three gates are 1-3-5
- HOLIDAY LIGHTING and decorations are permitted from Thanksgiving through January 15<sup>th</sup>.



Search for and Join us on FACEBOOK!

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NEIGHBORS  
STAYING  
CONNECTED!



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parked in the street  
for an extended  
period of time and  
find it missing...

CALL:

ALL VALLEY  
IMPOUND

602-523-3388

### Sugar Coated Pecans

Give your friends and family more of you this Thanksgiving with this easy-to-prepare holiday appetizer. (Original recipe makes 1 pound)

- | 1 egg white
- | 1 tablespoon water
- | 1 pound pecan halves
- | 1 cup white sugar
- | 3/4 teaspoon salt
- | 1/2 teaspoon ground cinnamon



**Directions:** Preheat oven to 250 degrees F (120 degrees C). Grease one baking sheet. In a mixing bowl, whip together the egg white and water until frothy. In a separate bowl, mix together sugar, salt, and cinnamon. Add pecans to egg whites, stir to coat the nuts evenly. Remove the nuts, and toss them in the sugar mixture until coated. Spread the nuts out on the prepared baking sheet. Bake at 250 degrees F (120 degrees C) for 1 hour. Stir every 15 minutes.

Source: <http://allrecipes.com/>

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