

# DAVE BROWN MOUNTAIN & UNIV. HOMEOWNERS ASSOCIATION

## Spring 2011 Newsletter

**Need Community Information?  
Forms or Community Documents see  
your Community Website:**

**[www.DaveBrownMtnUnivHOA.com](http://www.DaveBrownMtnUnivHOA.com)**

### Who to Call:

#### 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)



### BULLETIN BOARDS

Just a reminder for those new home owners in the Dave Brown @ Mountain & University HOA there are community bulletin boards located throughout the community where the HOA posts notices and information. Please stop by one of the Bulletin boards often to keep up with news from the HOA.

## Board of Directors Meetings:

Your Board of Directors has made the decision to return to having By-Monthly Board of Directors meetings per the Bylaw Amendment executed at the Annual Meeting of the Members on May 15<sup>th</sup>, 2001.

### DID YOU KNOW?

The Dave Brown @ Mountain & University Homeowners Association has a Meeting Code of Conduct Policy and it was recently revised to include there will be no tape recording of board or Community meetings. The purpose of this policy is to provide a safe, respectful, productive environment for those in attendance at HOA Meetings. Please add the attached Policy Regarding Conduct of Meetings to your community document package and please follow these simple rules when attending HOA meetings and functions.

Board of Directors Meetings  
Are held By-Monthly at:

**The Red Mountain  
Multigenerational Center  
7550 E Adobe St. Mesa AZ 85207  
@**

**7:00 PM for the Open Session  
6:30PM for the Executive / Closed Session  
In Classroom #3**

**Tuesday - May 10th, 2011  
Tuesday - July 12<sup>th</sup>, 2011  
Tuesday - September 13th, 2011  
Tuesday – November 8th, 2011**



## TERMITES

A termite infestation is something nobody wants but people don't like to talk about them, either. As it turns out, many developments have had its share of termites because of the nature of the land it was built upon. The houses were treated at the time they were built and people rely on that to keep them termite-free. If it were only true.

How do you know? Termites are tiny little critters and you aren't likely to see them crawling around. What you will see is a "tube" that magically appears on the bottom of a cabinet that can actually be more than an inch long or you may notice tiny black specs on the ceiling or wall. I once saw a close-up video that someone took of a termite "looking around" from the entrance of a tiny black hole in the wall. Another sign may be a solid wooden surface that has become spongy when you press on it.

Termites can work surprisingly fast so you want to catch their presence at the outset. In a cement slab house they tend to turn up on outside walls (but a cracked floor or foundation is also an invitation for them to come in anywhere.) There is no free ride – you will have to contract with an exterminator to come to your house and treat the house. By all means be picky about who you contract with because there are some who simply aren't qualified. An exterminator will drill holes around the periphery of your house to place poison and they may need to do so inside your garage walls as well. The cost will vary but expect a few hundred for any house and more for a complicated infestation.

The damage termites cause before they are treated may be quite extensive if they aren't detected early. Structural damage to the house is possible. Cabinets may be ruined. The damage could extend to wooden items stored in your garage. Use caution and check for the presence of termites in your house several times a year.

### **Natural Wash Common Area Tract**

The Board of Directors will continue working on resolutions to make corrections to the wash area located to the north of University Rd. and to the east of Mountain Rd. to help control the erosion and the water spilling over onto University Rd. during monsoon seasons. This task will require extensive research into city records and engineering studies so that a reasonable solution

can be obtained for the best possible outcome. This undertaking will be costly to the community therefore the Board of Directors will not be making any immediate decisions on the solutions without further investigations.

### **Simple Friendly Reminders: DAVE BROWN @ MOUNTAIN & UNIVERSITY 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** recreational vehicles should not be stored on any lot or in front of any lot which can be viewed from any neighboring property or street. Vehicles should 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 must be submitted to the committee for approval.

