



Letter from the Board of Directors

In June, Crystal Gardens HOA had our attorneys foreclose on two homes in Crystal Gardens for non-payment of HOA assessments. These homes had not paid assessments in years and the only option after repeated attempts to collect monies owed; was foreclosure. There are currently at least five other homes in the community that we may have to consider foreclosing on. Foreclosure is not an action the Board considers lightly, it is a last resort, when all other options have been exhausted. However, one of the primary duties of the Board is to see that the HOA is adequately funded. To that end, collections, even foreclosures, must be pursued diligently.

The two homes that have been foreclosed on, account for approximately \$30,000 in unpaid fees. The Association is currently owed over \$186,000 in assessments and various fees from delinquent homeowners. This is money the Association needs to avoid increasing the monthly assessment fees used to maintain our common areas, and landscaping. We must collect from all owners to continue operating at an acceptable level. The assessment fee that Crystal Gardens homeowners now pay is one of the lowest in the valley; we would like to keep it that way.

Do you owe back HOA fees and costs? If so, we would like to work out a payment plan with you directly. To qualify for payment plan and avoid a collection action, you must contact Anita Kinter - Colby Management at (623) 977-3860 x7720 to work out a payment plan before August 31st.

2011 HOA Meeting Dates:

Thursday, August 25th

Thursday, September 22nd

Thursday, October 27th

**Meetings begin at
7:00 PM**

Avondale Civic Center

11465 W. Civic Center Drive

Check the HOA website or call
Colby Management for the most up
to date meeting information.



Avondale Fire and Rescue Hold Free Immunization Clinics

September 17, 2011

10:00AM - 2:00PM

It's best for children to receive immunizations at their pediatrician's office; however, free immunizations for children under age of 19 are available through Avondale Fire-Rescue to anyone who does not have a "medical home" and/or health insurance. Avondale Community Center
1007 S. 3rd St.
Avondale, AZ 85323
623-333-6005

Bird watching at the wetlands



Our wetlands offer a most enjoyable pastime – bird watching. There are many species of birds to see when you know what you are looking for.

Common are the large black birds, called Great-tailed Grackles. Great-tailed Grackles are almost crow size with an iridescent, glossy green-black and purple body and a long bill. Their long tail appears as a wide fanned triangular flag. Great-tailed Grackles like the marshy habitat and are partial to human habitations where they are well feed on a variety of food such as fruit, insects and garbage. Their calls are loud whistles, shrieks or clacking noises. Females and immature Grackles are brown with a pale brown eye stripe and under parts.

You can also see little grayish-brown birds called Killdeer. The Killdeer has long legs like a sandpiper with a white underside, black band around the neck, and a tan tail. These little guys (size of a robin) get their name because of their shrill voice calling “kill deer- kill deer”. When predators approach, the Killdeer will perform a conspicuous distraction feigning injury to lead the predator away from the nest or young.

Also common at the wetlands are Mockingbirds. These robin size birds are gray above, white below, with white wing bars. In flight its tail is black with striking white borders and the wings flash white. Mockingbirds are known for fluty song, imitating other birds, sirens and other noises. Open grassy areas provide Mockingbirds an ideal habitat for feeding, thorny bushes for nesting and trees make good perches for singing.

So grab your binoculars and take a stroll; you never know what you’ll see sharing their home with us at the wetlands.

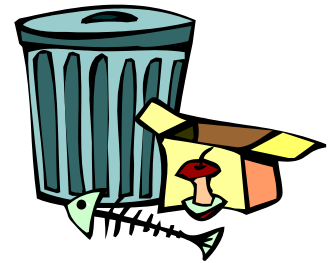


Bulk Trash is picked up the 3rd full week of the month starting on Monday and cannot be set out more than 24 hours prior. The City has a \$245.00 fine for putting trash out too early or too late. For details on what can be put out as bulk trash, see the City of Avondale website, www.avondale.org.

Bulk Trash for Year 2011:

- Week of August 15th
- Week of September 19th
- Week of October 17th
- Week of November 21st

Please remove and sweep any debris left behind from bulk pick up.



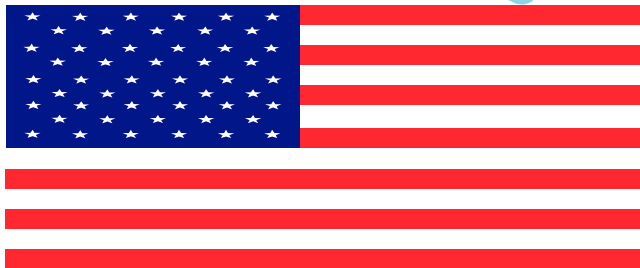
The Crystal Gardens
Newsletter
is published

January, April, July,
and October



Crystal Gardens Community Yard/Garage Sale

Saturday, October 15th
and
Sunday October 16th
from 7am-2pm.



Advertising for Community

If you would like to place an ad for your business advertisements are 2x2 for \$50.00 in our news letter please contact

Jim Verpoten at jverpoten@colbymgt.com

Crystal Gardens does not necessarily endorse these ads.

Did You Know?

Why Does Our Community Need a Reserve Fund?

Equipment and major components (like pool equipment) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

- Any secondary mortgage market in which the association participates
- State statutes, regulations, or court decisions.
 - The community's governing documents.
 - Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.
 - Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.
 - Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.
 - The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

Because of the current recession and budget cutbacks, the City of Avondale only does street sweeping in our community once per month and it is just days after our bulk trash pick up. While this is good to clean the debris left behind, our streets and sidewalks are constantly being cluttered with other debris like trash, lawn clippings and unread newspapers. In order to give our neighborhood that winning curb appeal, we are asking that homeowners pick up any trash in the street outside their home, sweep and pick up any other debris, and dispose of any unread newspapers in the recycle bin that's collected weekly. If you wish to cancel the delivery of the West Valley View newspaper to your home you can call (623) 535-8439 and ask for "Circulation" or email missyou@westvalleyview.com. This will help us continue to maintain that scenic look in our neighborhood. Thank you for keeping Crystal Gardens beautiful.



Keep your kids safe around water!

**CRYSTAL GARDENS
HOMEOWNERS ASSCO., INC.**



c/o Colby Management

17220 N. Boswell Blvd. #140
Sun City, AZ 85373-1984

Helpful Contact Numbers

Colby Management

17220 N. Boswell Blvd. #140
Sun City, AZ 85373-1984

Phone: 623-977-3860

FAX: 623-977-3577

Crystal Gardens Community /
Manager James Verpoten

Email: jverpoten@colbymgt.com

HOA Website: www.crystalgardenshoa.com

HOA Board of Directors

President - Kate Cherekos
Vice President - Ron Gibson
Treasurer - Loren Hoboy
Secretary - Marcia Colquitt
Director - Robert Rixx

City of Avondale

Barking Dogs: 623-333-7012

Building Permits: 623-333-4004

Water Billing: 623-333-2005

Community Recreation 623-333-2400

Nonemergency Police 623-333-7001

West Valley View 623-535-8439

Sanitation/Recycling/Trash Collection: 623-333-4700

Tuesday—Black Container pickup

Thursday—Blue (recycle) Container Pickup

Bulk Trash pickup is the 3rd full week of each month

**Reminder Trash & Recycle containers are to be placed
on the curb and not the sidewalk.**