

# Estrella Village Manor

## NEW FACE IN YOUR COMMUNITY.

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You may have noticed some changes to the common area throughout the community. The Board of Directors has contracted a new landscape service with ProQual Landscaping. They will provide superior quality service to all your common areas, which is your biggest asset to your community. Please make them feel welcome to your community.

Bermuda. This will sow in a lighter colored grass (Bermuda) being mixed in with the darker (Rye). The nights are still cool so it is earlier than we would like to fully transition to the Bermuda. The portion of this process we are starting, is lowering the mover height. This will allow more sunlight to reach the soil, warming the transition from the Rye to Bermuda. It will look patchy for a month or so and then the Rye will die off and allow the Bermuda to take over.

We will continue to keep it mowed low and slowly increase the water amounts using deep, infrequent watering. Watering will encourage the roots to grow deep where the sun and high temperatures do not have as much effect. This will help the Bermuda stay green throughout the summer without over watering.



### Board of Directors Meeting Dates

Fourth Tuesday of every month at 6:30 p.m.

Location:

PLC Charter School  
Arts School at  
Estrella Mountains  
2504 S. 91st Avenue  
Tolleson, AZ 85353

**Mark your calendars**

- . May 27 , 2008
- . June 24, 2008
- . July 22, 2008

Late April temperatures have exceeded the normal highs and encouraged some turf areas to begin transitioning back to the

## INSPECTIONS

Dear Homeowners,

We as your Board of Directors have contracted City Property Management to do weekly inspections of compliance of the CC&R's with photo documentation. Your community manager will be going thru the

community during the day and once a month at night. If you see her on inspections taking photos during these times, we ask that you not approach her for her own safety. Thank you for your cooperation in this matter.

Sincerely,

Board of Directors for Estrella Village Manor



Were on the web  
[www.evmhoa.com](http://www.evmhoa.com)



**CITY PROPERTY  
MANAGEMENT COMPANY**  
*Mailing Address*  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040

Phone: 602-437-4777  
Fax: 602-437-4770

***Your management Team***  
*Community Manager*  
Dawn Fowler, Ext. 104  
Dfowler@cityproperty.com

*Administrative Coordinator*  
Mary Henley, Ext. 106  
Mhenley@cityproperty.com

*Accountant*  
Robin Lessard, Ext. 238

Account Services Rep.  
Tabitha Stewart, Ext. 217

**If you have an emergency  
after hours, please call  
602-437-4777 and follow  
the prompts for the  
Emergency On Call person**



**JOIN THE CITY'S ENFORSTS IN  
ELIMINATING  
ABANDONED SHOPPING CARTS!**  
**CALL (602)-CRT-PKUP**  
**One can also send an e-mail to  
[shopping.carts.nsd@phoenix.gov](mailto:shopping.carts.nsd@phoenix.gov).**

**HOW THE PROGRAM WORKS**

The city of Phoenix Neighborhood Services Department entered into a contract with Arizona Cart Retrieval Service to pick up abandoned carts citywide. Current weekly sweeps by Arizona Cart Retrieval Services concentrate on an area that historically has been the most impacted by abandoned carts.

Pickups in the rest of the city will be on a complaint basis, but coverage will be adjusted according to damage. The city will dispose of unidentifiable carts and carts not claimed by retailers.

**FRIENDLY REMINDER OF COMMON AREA**

An increasing amount of damage to the landscaping, rock etc. is occurring at the community bus stop locations throughout the property. Please be courteous to those who share the common area in the morning at those locations. This is a cost to the Association that is preventable. Section 3. Permitted Uses and Restrictions—Common Area. (B) Damage or Destruction of Common Area by Owners.

In the event any of his guest, tenants, licensees, agents or members of his family causing damage to the common area, the Association may exercise their right to return the area back to the original condition and the amount necessary for such repairs shall be paid by the Owner. Let's keep the community looking beautiful. Your help is greatly appreciated.

**YOUR HELP IS NEEDED TO REMOVE GRAFFITI!!**

The Board of Directors are asking for volunteers from the community to help paint the outer walls of the community. The city is supplying paint so we will be able to paint all the outer walls the same color. This will make repainting over any new graffiti much easier and all the paint will match. This will eliminate the multiple colors we have now from past graffiti and keep the cost down to the Homeowners by volunteering **TODAY!** Contact your Community Manager to be put on the call list at (602) 437-4777 ext. 104.