



# RIO CROSSING

## Homeowners Association



### AAM CONTACT INFORMATION

#### Customer Care Center

Ph: 602-906-4940  
Fax: 602-870-8234  
8:30 a.m. to 5:00 p.m.  
(Monday—Friday)

#### General Information

Ph: 602-957-9191  
8:30 a.m. to 5:00 p.m.  
(Monday—Friday)

#### After Hours Emergency

Ph: 602-647-3034

#### Community Manager

Jocelyn Badley  
602-288-2653

Fax: 623-584-8906  
jbadley@associatedasset.com

#### Administrative Assistant

Carol Schultz  
602-288-2602  
Fax: 623-584-8906  
cschultz@associatedasset.com

#### AAM Corporate Office

1600 W. Broadway  
Suite 200  
Tempe, AZ 85282  
602-957-9191

Landlords please make sure  
your tenants  
get a copy of  
this news-  
letter.



## Newsletter

### AAM—Your New Management Company

We are very excited to be a part of your Community. We welcome any input or feedback that you might have to improve your Community.



### GARAGE SALE DATES

**Saturday, March 11th**

**Saturday, October 14th**



### Spring Edition

### Schedule for HOA MEETINGS

- 9 March**  
Rescheduled Open Board Meeting 7 p.m.
- 20 April**  
Open Board Meeting 7 p.m.
- 18 May**  
Open Board Meeting 7 p.m.

Meetings are held the 3rd Thursday of the month, if it is rescheduled you will be notified.

**Location:** Barbara Robey Elementary School Media Center  
5340 N. Wigwam Creek Blvd.  
Litchfield Park, AZ 85340

Schedule subject to change. Get the most current information on our community website at:  
**[www.riocrossing.org](http://www.riocrossing.org)**

### Approved 2017 Budget

The 2017 Budget was approved at the January meeting reflecting no increase in your assessments. The Budget is online at **[www.riocrossing.org](http://www.riocrossing.org)**

### City of Avondale Contacts Numbers

Utility Billing—623-333-2005  
Solid Waste Services—623-333-4400  
Fire Rescue—623-333-6000  
Police Non-Emergency—623-333-7001  
Graffiti Hotline—623-333-2702  
Animal Problems—623-333-7012

**[www.avondale.org](http://www.avondale.org)**

# Avondale

## WHY SCOOP THE POOP?

Before leaving your dog's droppings while on a walk, please remember these facts:

~The appearance and quality of the common areas affect home sales – not just whether and for how much they sell, but how quickly.

~Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.



## HOA Website Services

Your Association has created this website to allow you easier access to all the Association has to offer. Many of the pages can only be viewed once you have signed into the website. At anytime you can sign in to the website by using the "[Sign-In](#)" link in the top right corner of the page near the search bar.

Stay informed about what is happening in your community with the following features:

**Account Information:** Check your account balance, view the status of your architectural submittals and more with the Check My Account page.

**News:** Find the latest scoop on community announcements. Instead of waiting for the newsletter, click on News in the main menu for up-to-date information.

**Documents:** The Document Center (a.k.a. Resource Center) offers a secure, easy-to-use, centralized location for important Association documents such as covenants and bylaws, architectural guidelines, board and committee meeting minutes, newsletters, and more. Your Association information is in one place, online and available 24 hours a day, 7 days a week.

**E-Forms:** You can fill out Architectural Modification Requests, Check Your Account Balance, Make Facility Reservations, and much more. You can even pay your dues and fees all online when and from where you want. The E-Forms can be found in the Contacts menu.

**Calendar:** Association meetings and social events will be posted to the online calendar.

**Search Assistant<sup>SM</sup>:** The Search Assistant helps you easily find exactly what you are looking for - quickly. Simply enter a keyword or phrase and the Search Assistant will hunt through the entire Association archives and resources, bringing the answers directly to your fingertips. You can find the search bar above the banner whenever you need extra help finding the answers you seek.

[www.riocrossing.org](http://www.riocrossing.org)

## Rio Crossing Survey

Please participate in the Rio Crossing Online Survey.

1. Go to the Rio Crossing website, [www.riocrossing.org](http://www.riocrossing.org)
2. Sign-in then click on the "Contacts" tab on the right side of the page under the photo.
3. Click on "E-forms" and scroll down to locate the "Rio Crossing Homeowner Survey".
4. Complete the survey then select "submit" and the information will be processed.
5. Thank you for taking the time to complete the survey.



## SLOW DOWN

Please **SLOW DOWN** when driving through your neighborhood. We have a lot of children that play outdoors and we need to keep them safe. Please abide by the speed limit and **SLOW DOWN**.

## Architectural Submittals

Please complete and submit your architectural form with all of the necessary information, plans, specs, etc **PRIOR** to making any changes on your property that are visible from the street or neighboring lot(s) or over the fence line. You can contact management for a copy of the architectural form or access it on the Rio Crossing website at [www.riocrossing.org](http://www.riocrossing.org)

## About Your New Landscapers

With over 20 years of experience, **Somerset Landscape Maintenance** has long been a leader in creating and maintaining beautiful landscapes. Our high quality, value-added services are evidenced in the many national and state awards we have received -- and in the numerous satisfied clients who renew their relationships with us year after year. A green, lush landscape enhances your image in the community, preserves and increases your property's value, and protects your investment.

With our proactive approach to landscape maintenance, you can rest assured that your investment is well protected. A cornerstone of this approach is our five-year Landscape Improvement Plan. Through this unique process, we work with you to review all aspects of your landscape investment, identifying potential problems and proposing solutions -- considering not only how to improve your property, but how to control costs as well.



# Social Events



## COMMUNITY BLOCK PARTY



### Join us for an Easter Egg Scavenger Hunt Block Party

**Saturday April 8, 2017 from 3 p.m. – 5 p.m.**

**at Roma Park Field**

**Bounce House—Face Painting—Music—Cornhole—Boccie Ball  
Hot dogs—Chips—Water**

**Get to Know Your Neighbor and Have Fun at the Same Time!**



## BLOCKWATCH INFORMATION

By forming a Neighborhood Block Watch, you and your neighbors can work in partnership with the Police Department to prevent crime.

**STEP 1** Contact your neighbors from corner to corner and both sides of the street to see if they are interested in participating in a Neighborhood Block Watch.

**STEP 2** Contact City of Avondale Crime Prevention Unit to obtain a “Block Watch Starter Packet” and to schedule your first Block Watch meeting. Topics include: Benefits of the Block Watch, Crime statistics in your area, Support programs and Burglary Prevention.

**STEP 3** Inform your neighbors telling them of the Block Watch meeting date and time.

**STEP 4** To begin the Block Watch meeting, a Crime Prevention Unit staff member arrives and conducts the presentation.

**STEP 5** After the Crime Prevention Unit staff member leaves neighbors are encouraged to socialize and become better acquainted. The key is to keep the momentum going by scheduling multiple meetings/gatherings and socials throughout the year. It's easy AND effective!

***Schedule a Block Watch in your neighborhood by first contacting the Community Services Unit:***

**Avondale Police- Department Crime Prevention Unit-623-333-7342—[www.avondale.org/police](http://www.avondale.org/police)**

## New Violation Fine Policy for Rio Crossing

A new violation fine policy for the community, which is on the Rio Crossing website at [www.riocrossing.org](http://www.riocrossing.org)

### Here are some friendly reminders about compliance items in Rio Crossing:

#### **Trash and recycle containers**

**CITY OF AVONDALE** – Trash pickup is Monday; Recycle pickup is Thursday; Bulk Trash pickup is the 2<sup>nd</sup> Monday of the month. No garbage or trash to be kept on any lot except in covered containers as provided by City of Avondale; the containers shall be stored out of sight from neighboring properties except for trash collection. TRASH CONTAINERS TO BE PLACED AT CURB no earlier than 5:00 p.m. the day before trash pickup day and then return to its storage place by 8:00 a.m. the day after collection.

#### **Oil stains on driveway**

Oil stains need to be cleaned off driveway; oil drip pan may be used but only when vehicle is parked over the oil drip pan; the drip pan must be stored out of sight when not in use.

#### **Weeds in gravel and sucker growth on the trees**

Landscape must be maintained in a neat and clean manner; trim trees and treat then remove weeds in gravel areas.

Parking on the street in the wrong direction, parking on the sidewalk or on the gravel.

**CITY OF AVONDALE** – It is illegal to park in the wrong direction on the street or on the sidewalk.

**PARKING** – Motor vehicles to be parked in the garage or on the driveway.

#### **Working on vehicles on the property**

NO vehicles shall be constructed, reconstructed, or repaired on any lot except in a manner that this is not visible from neighboring lots.

#### **Trailers on driveways**

NO mobile home, travel trailer, boat trailer or similar equipment may be parked, kept or stored on any property AS TO BE VISIBLE FROM THE NEIGHBORING PROEPTY.

#### **Garage doors and interior condition**

ALL interior of garages to be maintained and kept in a neat and clean and slightly condition free from debris; garage doors shall be kept closed except when the opening of the door is necessary to permit entry or exit.

Window covering missing or sunburnt/damaged; discolored sunburnt screens

**WINDOW COVERINGS** – Permanent draperies or suitable window coverings shall be installed on ALL windows visible from the street and neighboring lots; must show white, linen or beige or natural wood color from the street; NO reflective screens, or glass or mirrors, etc.

#### **No grass in grass area**

**TURF** – The owner shall maintain grass on one's property in weed free, neat and attractive manner.

#### **Portable basketball hoops**

**PORTABLE BASKETBALL HOOPS AND SOCCER GOALS** – Stored out of sight when not in use.

Exterior house maintenance – faded blotchy stucco on house or faded blotchy shutters/front doors/garage doors

**BUILDING REPAIRS** – No building or structure shall be permitted to fall into a state of disrepair. The owner is responsible at ALL times to keep the building in good condition, ADEQUATELY PAINTED or otherwise finished.

#### **Dead landscape – remove then provide plan of action to replace in the spring**

**DEAD PLANT, SHRUB OR TREE** – These are considered dead if it is brown for a THREE (3) month period without visible signs of growth – in the front, side and backyards.

**PLANT REQUIREMENTS** – You may replace a tree, shrub or plant if you are replacing with the exact same type of plant without approval. If the type of landscape is not on the approved plant/tree/shrub list, you must submit a design review form to the committee for approval PRIOR to installation. All properties are required to have at least ONE (1) fifteen gallon tree installed in the front yard from the approved list. You are required to have TWO (2) to SIX (6) one gallon shrubs or bushes in the front yard. Any additional shrubs or bushes more than the requirement needs to be approved prior to installation. The MAXIMUM height for the shrub in the front yard is FOUR (4) FEET. The MAXIMUM height for the shrub in front of the first story window is THREE AND ONE HALF (3 ½) FEET. The MAXIMUM height of the shrub in the side yard is SIX (6) FEET. There are requirements for PERENNIALS – all properties to have THREE (3) to EIGHT (8) perennials installed in front yard.

#### **Holiday decorations – removal date**

Must be removed by FIFTEEN (15) days after the respective date of the holiday.

**Thank you to all of you that take great pride in maintaining your property to maintain high property values for your investment and your community spirit.**