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Published for Moon Valley Residents by *The Moon Valley Homeowners Association*

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**Community Action
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(602) 751-6142

**All Moon Valley residents are invited to attend the
Annual Moon Valley
Homeowners Association Meeting
October 12, 2011
7:00 P.M.
Moon Valley Country Club**

**Join us to celebrate the successes of the past year,
welcome our new members and to see the outcome of
the name change and garage sale votes.
AMAZING DOOR PRIZES WILL BE GIVEN OUT.
DON'T MISS THE FUN!**



PRESIDENT'S POINTS

Jolene Capparelle
Jolene.Capparelle@MoonValley.org



It has been an honor and a privilege to be a part of the Moon Valley Homeowners Association for the last three years. During that time I organized a committee to keep walking rights on Moon Valley Golf Course, updated our newsletter and was President for the past year. What a joy it was to give back to a community that is filled

with community spirit. Our neighborhood is a rare and special one.

My term is up in October and I would like to thank each and every member of the board for their never-ending support. You are a dedicated, hard-working group of volunteers. I could not respect you more.

Jolene Capparelle

For some great restaurant deals from neighborhood restaurants, please visit our website.

www.moonvalley.org



DEEDS & RESTRICTIONS BEAUTIFICATION

Tom Killip
Tom.Killip@MoonValley.org



I want to address this critical issue once again in order to educate our membership to avoid any further misunderstanding. In response to an ever increasing volume of current homeowners who have a neighbor that is either unaware of this issue or simply has chosen to ignore the violation and/or refuses to abide by their subdivision CCR's (Covenants,

Conditions & Restrictions), I hope this article clearly resolves any ambiguity on this issue.

Many MV properties have changed hands several times in just the past few years. Perhaps many of our new homeowners as well as current residents are not aware of the existence of these CCR's or do not know that they are part of the 'Deeds & Restrictions' you received with the Purchase Contract you signed when buying your home. We hope most of you became familiar with them prior to your home purchase.

In general; our CCR's are more comprehensive and restrictive than the City of Phoenix 'Neighborhood Preservation Ordinance'. While there are 29 separate subdivisions within our Moon Valley area, each should have C.C.R.'s that are 'boilerplate' versions of the original Moon Valley I, II, III subdivisions. While the paragraphs may be in a different order than the original, they should all be included in your CCR's. If not, ask your realtor or contact me for assistance.

For example, the paragraph heading under '**CARE OF PROPERTIES**' is very important as it addresses critical issues from yard maintenance to Illegal Parking. Under the latter item, it states: **"No over-night parking for any trucks, pickup trucks, or trailers will be permitted in the street, and further no vehicles other than passenger cars and pick-up trucks will be parked in open carports"**.

Here are 3 definitions of the word 'carport':

1. An open-sided automobile shelter by the side of a building' (Webster's Dictionary)

2. A roofed, wall-less shed, usually projecting from the side of a building, used as a shelter for automobiles' (Dictionary.com)

3. An automobile shelter with open sides that is usually attached to the side of a building' (Merriam Webster)

Given that the term 'open carport' is used in the paragraph, and analyzing the 3 definitions of 'carport', logic indicates that if the intent of this sentence was NOT to restrict and/or reduce the visual impact of vehicles other than a passenger car or pick-up truck, it wouldn't be necessary for the word 'open' to even be included with the word 'carport'.

This means all other vehicles; Recreation Vehicles (RV), commercial vehicles, boats, work trailers, campers, etc. are not allowed in the front or side yards of the property, thus completely visible from the street. They must be parked behind an opaque 'R.V.' gate when not in use. Specifically addressing the Recreational Vehicle, while they are used by individual homeowners, the fact remains that these vehicles are larger in size than many commercial vehicles and are not allowed to be continually parked anywhere in a front yard. Without this restriction, our neighborhood would more closely resemble an industrial park and that is not the type of area people expect when buying into a nice neighborhood like Moon Valley.

Many homes in our neighborhood include 'R.V.' gates and their purpose seems obvious. If you currently have one of these vehicles parked in the front or side yard, you probably are in violation of your C.C.R.'s.. Please either move it behind the R.V. gate or if you do not have vehicular access to your backyard, you will have to relocate it to an off-site storage facility.

If you have any questions, need clarification on any item or if you would like a copy of our 'Deed Restrictions – a Plain Language Explanation' article, please contact me at: tom.killip@moonvalley.org



NOMINATIONS

Richard Iodice
RichardIodice@MoonValley.org

Looking For A Few Good People

Greetings all.

As you probably know, one of the primary functions of the October Moon Valley Home Owners meeting is the election of MVHOA board members. Positions on the board have a two-year term and we have four term expirations this year. We are seeking folks who would like to help maintain our current neighborhood standards. Please be aware that being on our board is not like the typical HOA. Our members are not “between a rock and a hard place” as on some HOA’s. The board’s main functions are the over-seeing of our community security patrol, advising

homeowners on CC&R guidelines, distribution of the Christmas luminaries, judging of the Christmas decorations, and advertising for the spring yard sale.

Are you interested? If you’d like to place your name on the ballot please get in touch with any of the board members via the “Contact Us” link on our web site: <http://www.moonvalley.org>, or you can send email directly to the Election Committee: richard.iodice@moonvalley.org or call me at 602-942-0999.

Please think about it. Our community is a very special one and we want to keep it that way. You can help.

Thank You From the Board

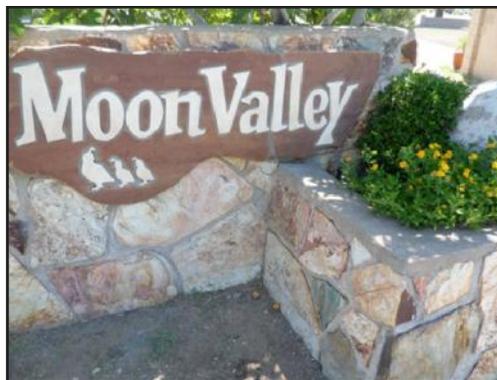
The Board would like to thank the outgoing Board members for their service to Moon Valley. Jolene Capparelle, Adron Hall and Roger Clark have spent countless hours making this a more

attractive, cleaner, and friendlier place that we can all be proud to live in.

New Entrance Signs at Canterbury

This winter the entrance signs at Canterbury and Thunderbird were vandalized and several of the brass letters were stolen. Thanks to Roger Clark and Nelson Ladd, the entrances look beautiful again and are, hopefully, more difficult to damage.

The signs were handcrafted by Mike Peterson & Patrick Trent. They can also do custom house numbers. Contact Mike at 602-290-5802 if you are interested.



The Board also thanks Adron Hall, Steve Bast and Kim Rogers for cleaning up the entrances on 7th Street and on Thunderbird every other week and for coating the signs to make it easier to keep the signs clean. We should all be proud of how Moon Valley looks to the community.



SECURITY

Phil Wendel

PhilWendel@MoonValley.org



Please know that during the summer, thieves don't go on vacation when you do. Please remember to keep your garage doors closed, and make sure a neighbor knows that you are going to be gone from your home for any time away for overnight.

Below is a little different twist on security measures. These are real statements taken from thieves. This is real good food for thought.

1. ***Of course I look familiar.*** I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. ***Hey, thanks for letting me use the bathroom.*** When I was working in your yard last week, you let me in. While I was there, I unlatched the back window to make my return a little easier.
3. ***Love those flowers. That tells me you have taste.*** And taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. ***Yes, I really do look for newspapers piled up on the driveway.*** And I might leave a pizza flyer in your front door to see how long it takes you to remove it.
5. ***Is there decorative glass on your front entrance?*** Don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
6. ***A good security company alarms the window over the sink.*** And the windows on the second floor, which often access the master bedroom—and your jewelry. It's not a bad idea to put motion detectors up there too.
7. ***We're not afraid of getting wet.*** It's raining, you're fumbling with your umbrella, and you forget to lock your door—understandable. But understand this: I don't take a day off because of bad weather.
8. ***I always knock first.*** If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
9. ***Do you really think I won't look in your sock drawer?*** I always check dresser drawers, the bedside table, and the medicine cabinet.
10. ***Here's a helpful hint:*** I almost never go into kids' rooms.
11. ***Safes aren't always secure.*** You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.
12. ***A loud TV or radio can be a better deterrent than the best alarm system.*** If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at faketv.com.)

Sources: Convicted burglars in North Carolina, Oregon, California, and Kentucky; security consultant Chris McGoey, who runs crimedoctor.com; and Richard T. Wright, a criminology professor at the University of Missouri–St. Louis, who interviewed 105 burglars for his book *Burglars on the Job*.

After reviewing the daily security reports submitted by our Moon Valley security company, Community Action Security, there is still a large number of garage doors being left open on a daily basis. This is an easy access for home invasion and theft. We have to be responsible and secure our homes and be aware of unknown vehicles roaming the neighborhood. Please remember to contact the security company, if you are a member, prior to going on vacation. Remember to have a good neighbor means to be a good neighbor.



MOON VALLEY
COUNTRY CLUB
EXPERIENCE THE DIFFERENCE



Linda Bentheim, President
Moon Valley Country Club Board of Directors

Dear Moon Valley Homeowners,

On behalf of the Moon Valley Country Club and Board of Directors I would like to say how happy we are for this opportunity to communicate with you. My husband and I have been residents in the Moon Valley area since the early 70's and have been members of Moon Valley Country for nearly as long. The Club and all that it has to offer has become an integral part of our lives.

As you may know Moon Valley Country Club just celebrated its 50th anniversary. We represent a unique alternative for clubs in this area. Member-owned, rich in history, friendly and attentive professional staff, first class amenities, and camaraderie you won't find anywhere else. Most importantly we try to make Moon Valley Country Club fun for the entire family.

If you have lived in the area for very long you may have the impression that Moon Valley is financially out of your reach. We would like for you to take another look at us as we are certainly not your father's or grandfather's country club. We offer a variety of memberships from golf, sports, fitness, clubhouse and junior golf all of which could be just what you are looking for and at a monthly price that makes sense.

Our club offers a full range of services including:

- An 18-hole championship golf course and an executive Moon Walk course
- Tennis center with eight hard courts all lighted for night play
- Fitness Center that is a complete exercise facility offering a variety of options including racquetball courts, group fitness classes, spinning classes and exercise equipment.
- Aquatics programs, and
- Full service banquet and catering services

However, our club has not been without its challenges, not the least of which has been our dismal economy and depressed real estate market. As a board we have been working for some time to address the issues that we face.

You may have heard rumors about the future of the MVCC golf course. The course is currently watered with potable water supplied by the City of Phoenix. This is a very unusual circumstance. Most courses today are watered with untreated non-potable water. MVCC was originally served by local wells developed for agricultural purposes, but at some point in the past, the City took over the system and began supplying city water.

Over the past decade, the price of municipal water has dramatically increased all over the metro area. We all recognize this in our own water bills. Because of this huge price increase, MVCC has reduced the amount of turf and limited the amount of watering—which is evident on the course. Despite these changes, last year MVCC paid more than \$800,000 for water. This year, the rates have gone up again. This amount is many times more than virtually any other historic private club in the Valley. The club and course cannot be sustained over the long term with this kind of water cost.

It is imperative that MVCC transition away from potable water. Not only is it too expensive, it is simply bad public policy to use highly treated, limited potable supplies on golf courses. The Club and the City of Phoenix both strongly support moving the course away from potable resources.

For the MVCC to take advantage of the substantially lower rates charged for non-potable water, there needs to be a delivery mechanism for this water.

Currently, representatives of MVCC are working with the City to determine how to do this. MVCC and the City are working on both a temporary line that could potentially be in service quickly if certain technical issues can be resolved, and a permanent solution. The Pointe Hilton Tapatio Cliffs Resort has expressed interest in participating in the permanent solution. We are hopeful that an initial agreement regarding the permanent solution between MVCC and the City can be presented to the City Council this fall.

It is critical that the Phoenix City Council understands the benefit of the Moon Valley golf course to the neighborhood, and the benefits of facilities like Moon Valley's to schools, youth groups, surrounding and nearby homeowners in stabilizing and supporting area property values. MVCC may need your help in communicating this message.

We will provide additional information as discussions progress. I personally look forward to meeting and talking to you as things progress.

Sincerely,

Linda Bentheim
President
Moon Valley Country Club Board of Directors



Bill Gates
DISTRICT 3 COUNCILMAN

streets like 16th Street and 19th Avenue. In fact, even the Federal Highway Administration has said that the lanes are efficient because they reduce congestion and "thus are likely to reduce rear-end collisions."

Given our tight City budget situation, funding these lights/beacons will delay or cut other much needed streets capital improvement projects that my constituents and other Phoenix residents have been expecting over the years. Further, our streets capital projects budget was reduced \$12 million this year by State reductions of Arizona Highway User Funds provided to cities.

The reverse lanes have been enjoyed safely by north central and central Phoenix users ever since 1979. I look forward to hearing from Phoenix residents, visitors, and staff as to how these new safety enhancements are performing in order to ensure continued safety on our important reverse lanes.

Councilman Bill Gates represents Council District 3 in north Phoenix which includes the Sunnyslope, Moon Valley and Paradise Valley Mall areas.

The reverse lanes on Seventh Avenue and Seventh Street were created in 1979 as a north/south traffic flow solution to help move residents and commuters to and from downtown Phoenix. Based on the Reverse Lanes Task Force recommendation the City Council approved retaining the reverse lanes in December 2010 along with safety enhancements.

The City Council approved safety-related changes to the reverse lanes on June 15, which included added enforcement during hours of operation, ongoing education, left hand turn opportunity at Camelback Road and 7th Avenue, and improved signage to include lights/beacons. Although I support most of these changes, I voted against this item as I have concerns with spending \$4.8 million on lights/beacons and believe we can do without them. City of Phoenix Street Transportation Department studies have shown that the reverse lanes are as safe as other major arterial

EMERGENCY NUMBERS

Police, Fire, Medical Emergency	9-1-1
Accident Cleanup	262-6441
Community Action Security	697-7492
Crime Stop (Police).....	262-6151
(Burglary report, theft, speeding, loud parties)	
Gas Leaks - Southwest Gas	271-4277
Information (City Switchboard)	262-6011
Police (General Information).....	262-7626
Poison Control	253-3334
Or.....	1-800-222-1222

Power Outages

APS	371-7171
SRP	236-8811
Sewers (Sanitary) Clogged	
Weekdays 6 a.m. - 4:30 p.m.	262-6691
Nights, weekends, holidays	261-8000
Sewers (Storm) Clogged	262-6441
Traffic Signals, Malfunctioning	262-6021
Water Leaks, Broken Hydrants	
&Water Mains Emergency	261-8000
Water Safety Hot Line	495-5555

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