



Kinney Village Homeowners Assoc. October 2009

New Insurance Carrier for Kinney Village

As a continuing effort to contain costs in the Association, the Board of Directors has selected a new Insurance Carrier for coverage of the buildings and common areas within the Association. The new carrier is Farmer's Insurance through Henderson Insurance Agency. Through the help of Rossmar & Graham, we obtained three comparable quotes for comprehensive coverage through 2010. Henderson Insurance is providing a policy that complies with the requirements of the CC&R's and a price that was lower than our previous carrier.

Homeowners, please note, the insurance policy is a *Bare Walls* policy. What does this mean? It means that coverage is only provided for the unit from the first coat of paint outward. Any permanent fixtures (including but not limited to: flooring, cabinets, light fixtures, appliances, etc) and personal property is not covered under this policy. We strongly advise you to contact your personal insurance carrier to ensure that your personal property is effectively insured.

The new certificate is posted on the Association's website. You can also call Rossmar & Graham to request for one to be mailed to you.

Impact of Foreclosures in our Community

The monthly assessments that you pay is the true lifeline to keeping the Association in a healthy financial state. In these tough economic times, many Homeowners are faced with having to decide between paying their mortgage or paying their HOA Assessment. In many cases, an owner who amass large debt in unpaid assessments are not withholding payment out of want but out of need.

When this happens, the Board needs to be diligent and review each account carefully on a case-by-case basis when dealing with severely delinquent debt. They have to face the difficult decision related to the collection of delinquent assessment payments. This almost always involves the placement of liens and referral of the debt to the Association's legal counsel in order to protect and preserve the Association.

What happens when a Trustee Sale/Foreclosure occurred? The Board has to decide whether to write off the debt as un-collectable (which means a deficit in the annual budget and those who do pay could be faced with having to make up the difference) or pursue the previous owner by filing a personal judgment lawsuit. The latter involves additional costs incurred by the Association for attorney's and filing fees. As you can see, both have negative impact on the annual budget.

Kinney Village has seen its share of foreclosures and fortunately, services in the community have not yet had to be cut back. We understand the current financial concerns for everyone and continue striving to keep HOA expenses at a minimum.

Past Due Assessments as of 08/31/2009

August 2009- Financial Summary

	<i>Current Month</i>	<i>Year-to-Date</i>
Total Revenue	\$ 9,731.00	\$ 71,683.00
Less: Operating Expenses	\$ 6,620.00	\$ 71,532.00
Less: Reserve Contribution	\$ 1,005.00	\$ 22,973.00
Net Income (loss)	\$ 2,466.00	\$ (22,822.00)
Reserve Balance as of 08/31/09	\$26,974.22	

Status	Amount
0-30 days	\$1,163.76
31-60 Days	\$996.20
61-90 Days	\$717.20
91 +	\$7,422.22
TOTAL	\$10,299.38



**Rossmar
& Graham**

Caring For Communities

Rossmar & Graham– Tucson

2120 West Ina Road, suite #103B
Tucson, AZ 85741

Telephone: 520-297-3031/ Fax: 520-297-5315

Please select option one (1) to reach the Call Center for any assistance with your assessment account or any general information regarding your community.

Email: mschooley@rossmar.com

After hours emergency line: 1-877-654-4274

Website: www.rossmar.com

Remember, if you have any questions or concerns regarding the community, please contact Mindy Schooley, our Community Association Manager.



Thank you for your efforts in picking up after your pets!

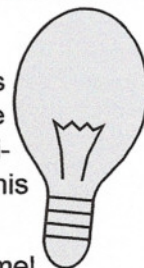
IMPORTANT: Please note that the address you mail your assessment payment to has changed! Please send your payments to:

*Kinney Village
C/O Rossmar & Graham
P.O. Box 54700
Los Angeles, CA 90054-0700*

If you use a bill pay service with your bank, please contact them immediately to inform them of this change. Residents utilizing Sure-Pay or Pay-Lease will not be effected by this change. Payments sent to the old address will be rejected and returned to sender, which could result in a late fee! Please contact Rossmar & Graham if you have any questions.

The Lights are back on!

We are pleased to announce that new light fixtures have been installed at the entrance of Phase I. The lights had been out for longer than we had anticipated and we appreciate your patience during this time.

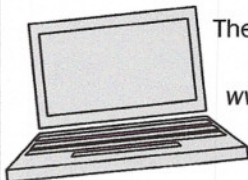


Lighting is a very important method for deterring crime! Please time your outdoor lights to come on at dusk. Need assistance in setting your timers? Ask a neighbor or contact R&G!

Burns Pest Control has set out bait boxes for rodent control around some of the buildings. Please do not tamper with these as they contain poison in them!



Kinney Village is on the web!



There are two addresses where you can obtain information about the Community! The public site is www.kinneyvillagetownhomes.com and the password protected site is www.rossmarconnect.com/kinneyvillage. You can obtain your account information, access to important governing documents, etc. on the password protected site.

Need assistance? Contact Rossmar & Graham at 520-297-3031.

Welcome to the Neighborhood

**Theodore & Martha Ogle
Jack Wiemann & Adele Rentz
James & Mary Boerner
Oliver Tao & Zhining Chin
Nathaniel Zuniga**

Parking Reminder

This is a friendly reminder that parking is limited to your assigned parking space and/or the designated uncovered parking areas. Parking anywhere else could impede response times of emergency vehicles! We also ask that inoperable vehicle not be parked in the community. Any vehicle not properly parked could be subject to towing at the Owner's expense.

