

Buena Vista
Manufactured Home
Community
2000 S. Apache Rd. #320
Buckeye, AZ 85326

Office: 623.386.2559
Fax: 623.386.3409
www.buenavistaresidential.com

Property Management
General Manager
Melody Leonard
Email: generalmanager
@buenavistaresidential.com

Assistant Manager
& Sales Associate
Mandi Hester
Email: sales
@buenavistaresidential.com

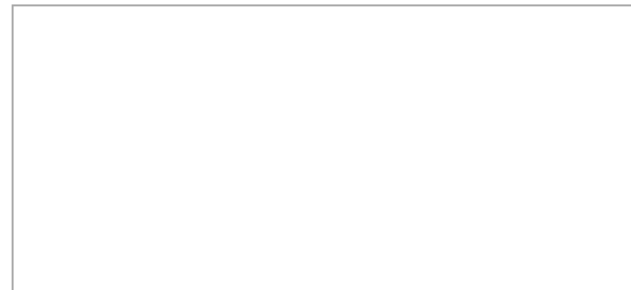
Office Hours
Monday—Friday
9:00 a.m. to 5:00 p.m.
Weekends by appointment.

No Rent Hike in 2010

PRESORT STD
U.S. POSTAGE
PAID
PHOENIX, AZ
PERMIT No. 912
ZIP CODE 85026

To:

This resident made a great decision to live here!



The Buena Vista Community Newsletter

Let's get together
for coffee and cards
Wednesday,
January 27, at 10:00
a.m. at the Cabana!

Inside the
January 2010 issue:

Cards & coffee at
the Cabana! |

#1 wins the Holiday
Decoration Contest |

Signs of the Times:
For pet owners |

Bulk trash collec-
tion Feb 17 |

Community-wide
carport sale Feb 12,
13 & 14 |

How to mail a let-
ter from your mail-
box |

Sadly, it's time to
bring in Holiday
décor |

Meet new Buckeye
Police Department
Neighborhood
Watch liaison |

A special 'Thank
You' to those that
helped neighbors
after Dec. storm |

Do you need a con-
tractor to help you
repair your home? |

We may owe you
money! |

Going somewhere
in your RV? |

Get your rent paid
for 2 months for
successfully refer-
ring friends and
family to Buena
Vista! |

Buckeye explains
Trash bill |

More info about
bulk trash collec-
tion |

How to dispose of
hazardous waste |

Service Directory |

Important Phone
Numbers |

Word Search |

Who doesn't like a fun get-together? And who doesn't like a friendly game of cards? Plan on heading over to the Cabana next to the pool Wednesday, January 27, at 10:00 a.m.

Buena Vista will provide the coffee and donuts for the first card party!

Get ready to have some fun!

House #1 win the prize for 'Best Outdoor Holiday Decorations!' Congratulations to House #1 and their great holiday decorations! They won a \$25 gift card!

And a hearty 'Thank you' to all of you who took the time to decorate your home. I know it's a time-consuming and old-fashioned custom, but I can assure you that your efforts were appreciated by most of us; you transformed Buena Vista into a beautiful holiday wonderland.

Most of us took time to either drive or walk through the community to see all the decorations. Thank you, again!

Sign of the times in our grassy areas: Yes, signs to remind pet owners to please pick up after their pets. Please make note that there is a \$25. fine if you take your pets for a walk but don't bring bags to collect your pet's poop. And we're also needing to let you know that just 'carrying' a bag but not using it

to clean up after Fido is also fine-able for \$25.

Pet owners, please put a moment of thought into remembering to take a bag with you when you leave the house for a walk.

This way, we'll all be doing our fair share keeping Buena Vista clean and beautiful.

Thank you in advance!

The next bulk trash collection is just around the corner.

Plan to set out your bulk trash between the dates of Saturday, February 13 and Tuesday, February 16. The Town of Buckeye will pick up our bulk trash early in the morning Wednesday, February 17.

Of course, that means Buena Vista will host its next carport sale Friday, Saturday and Sunday, February 12, 13 and 14.

Plan on turning your surplus stuff into money by turning your carport into a shopping area! It's time to de-clutter your home and your shed! And it's time to make some money!

If, after you got all this good stuff out of your home and you don't want to keep your leftovers after the sale is over, just put it on the outside of your curb, and let the Town of Buckeye remove it on Wednesday, February 17!

Please let us know in the office that you'll be setting up for this carport

sale and if you'll have something really fabulous for sale. If at least 20 homes sign up, we'll advertise this event in the West Valley View.

Just call the office or 'pop in' to let us know! Thanks!

Buena Vista will host four sale weekends in 2010: February 12, 13 and 14, one in May, one in August, and the last one for the year in November.

How to mail a letter from your mailbox:

Until the United States Postal Service provides us with new mailboxes, here's how to mail a letter.

Put your outgoing mail in your mailbox with the stamp facing the back of your box. Eddie, our mail lady will deliver your outgoing mail to the post office.

I'm available at the office Mondays through Fridays, 9:00 a.m. 'til 5:00 p.m. My phone number is 623.386.2559

General Manager
Melody Leonard

It's time to take down those gorgeous outside holiday lights and decorations. It's sad to see them get put away until next year, but we'll have next year to look forward to!

"Learn to enjoy every minute of your life. Be happy now. Don't wait for something outside of yourself to make you happy in the future. Think how really precious is the time you have to spend, whether it's at work or with your family. Every minute should be enjoyed and savored."

Earl Nightingale, 1921-1989, Radio announcer, author and speaker

Buena Vista Loves Valentine's Day!

Find words below that describe the meaning of Valentine's Day!



APPRECIATE HAPPY
ARROW HEART
BALLOON HOPE
CANDY KIND
CARD KISS
CELEBRATE LACE
CHERUB LOVE
CHOCOLATE PROMISE
COMMIT REMEMBRANCE
COUPLE ROSES
CRIMSON SENTIMENTAL
CUPID SMILE
DATE SONG
DECLARATION SPRING
DEDICATE SWEETHEART
FAMILY THANK
FLOWER THOUGHTFUL
FRIENDS TIME
FUNNY TRADITION
GIFT VALENTINESDAY
HALLMARK

G D A T E P E M V F P D K I S S M H X B
N C K I N D B D W S R C R I M S O N W L
O R B R Z E C N B A S W E E T H E A R T
S C U Y E T L O C S P W H Y Z J X A H H
A M R E C A W I M D X Q O D E L I M S A
P O E L N C O T C M T B U R W J W C Z N
P E H P A I I I H S I D P L R J P Y F K
R V C U R D Q D K O A T Y P P A H Y M N
E O T O B E Y A D S E N I T N E L A V T
C L H C M D G R E O E Q U P F J K J R I
I H O P E L I T X S A E T Y N N U F E M
A B U A M Z F H I J L G T B D X P G W E
T A G H E R T M F R I E N D S N F I O P
E L H L R N O C E L E B R A T E A E L H
L L T Y A R Y M C H O C O L A T E C F E
Q O F W P C K U C H A L L M A R K K W A
F O U S F K E U S E N T I M E N T A L R
H N L Q I T P L R U S E S O R S X G N T
R S X N O I T A R A L C E D S P R I N G
I G V W D M P Z D F A M I L Y X N L L K



General Manager
Melody Leonard

Come to our next Buena Vista Neighborhood Watch meeting!

Officer Bigler is our new Buckeye Police Department Liaison. He is a Field Training Officer, a patrolman, and is SWAT qualified. He'll soon teach Buckeye's Concealed Weapons class.

Buena Vista is a safe place to live thanks to all of you who have taken the message of 'looking out for your neighbors' to heart. You don't have to be a hero, you just have to watch for unusual activity and to call the Buckeye Police at 623.349.6400, and let them handle the situation.

Look for a poster at the mailboxes announcing our February 2010 Neighborhood meeting!

So, because we've taken the first step to GRRR... take a bite out of crime, feel free to take an evening stroll down our streets!

A special 'thank you' to all of you who jumped to the assistance of homeowners who suffered damage during the December 7 wind and rain storm!

Several of you lost shingles and awnings and a number of you lost parts of your home's skirting.

In the middle of all the storming and chaos, some of you left the comfort of your cozy homes to help your neighbors secure flying objects, sheet metal and vinyl skirting to stop further damage. Thank you, thank you, thank you!

Thank you for looking out for your neighbors. You are appreciated for all you did!

Some of you who suffered damage may need to hire a contractor to fix the damage or to replace your skirting. We use the services of Luis Aguilar of LA Contracting. Please feel free to give him a call so he can provide a quote for repairing the damage at 602.647.1521.

Regardless of who you use to make the proper repairs, please begin the process of repairing your home. It's not a good idea to leave damages unrepaired and your lease agreement calls for your home to be in good repair in order to maintain Buena Vista's home values.

If you are looking for a place that supplies skirting or other manufactured home materials so you can make your own repairs, feel free to call the office and we'll share what we know.

Please let us know when you are repairing! Thanks!

Do you have a credit with us? You may want to call or stop by the office to see if you've accrued a credit on your lot rent payments. Some folks have outstanding balances, but many of you have a credit! You might as well use the credit, if you have one, on next month's rent!

Going somewhere in your RV? Are you loading up your RV in order to 'hit the road'? Would you call the office to let us know when you begin this process? We don't normally allow residents to park RVs next to their homes, but are happy to make the exception for you to make your RV ready for travel. Please don't plan on taking more than a few hours to prepare your RV when you have it parked next to your home.

If you need a place to

store your RV, camper, or hitched trailer, ATVs, etc, we still have room in our RV storage area. The cost is \$30. per month. Whether you choose to store it in the Buena Vista RV storage area, or off property, no one is allowed to park these in carports, or out in the open.

Spring's around the corner!

It's time to prune, weed and spruce up your yards! Check your irrigation systems. You'll probably want to check the amount of water you're giving your plants and trees, too.

Would you like us to help you? We'll spray for weeds and come back and pick up the dead weeds for \$50.

We'll trim your bushes and trees for \$50., too. Call me or drop off a Comment Card with your needs.

You may also try out Shane, a Buena Vista resident, 623.208.2968 for your yard work and other 'Honey-Do' jobs.

Save up to \$600—\$700 by referring people looking for a home to me:

Resident Referral Program:

For every resident who moves into a Buena Vista home that you referred to the Buena Vista office, you'll enjoy

2 free months rent!

To refer them, just introduce them to Melody or Mandi in person, or let them know in writing before your referral's first visit! Fill up your neighborhood with friends!

LA Contracting and Remodel LLC

Awnings
Screened-in Patios
Decks
Security Doors
Sheds
Interior & Exterior Remodeling
Maintenance & Repairs
Carpentry

602.647.1521
Luis Aguiar
Call for a free estimate.

ROC #195990 & ROC #195989

Buena Vista Service Directory

transcendbroadband
Your High-Speed Internet, Phone, & TV Service Provider!
Before you sign up for any other plan call 866.599.2285.

Buckeye Air Conditioning & Heating
Dave Hansen 623.594.4200
I live here at Buena Vista... My reputation is on the line!

Ask about our Preferred Vendor Discount.
QUALITY PEST MANAGEMENT 623.583.8333
www.qualitypestaz.com
-IPM Specialist -AIB Certified
Locally owned and operated because "Quality Counts"

Cristina's Cakes & Catering
Everything from invitations to custom cuisine to desserts!
Birthdays Anniversaries Rick & Cristina Hernandez
Baby Showers Office Parties 623.332.6645
Sweet Sixteen Holiday Parties 623.327.2772
Weddings Meal Catering

Preferred Vendor: 20% discount. Mention this ad.
HJ Simmont Plumbing
24/7 Service. Emergencies. Free Estimates.
Licensed Bonded Insured 623.386.2365
Serving Buckeye and the SW for 20 years

The name you know when you want to buy, sell or refinance.
Mountainside Financial
A Leader in Manufactured Home Financing
877.475.6852

Computer Frustration Removal Services
From to
Rebecca Smith Software Repair Technician 602.334.9896

The Handyman
Shane 623.208.2968
Reasonable Rates • Excellent Buena Vista References

Team Work Mortgage
...Your Manufactured Home Specialists
Re-finance now for better interest rates or to consolidate debt! All credit OK!
Keith Ridgway: 480.635.1101 MB#0903586

ACTION GLASS SERVICES
Windshield Repair/Replace
Window Tint
Auto Mobile Wash/Detail
Power Wash Home
Air Conditioning Services
Landscaping
602.989.1573
BBB Member: Based out of Buckeye

In Case of Emergency:

Fire, Police, Ambulance: 911
Transportation:
Maricopa County Special Transportation: 602.372.4280 (M-F 8am to 4pm)
Discount Cab: 602.200.2000
Non-Emergency:
Police: 623.349.6400
Suspicious Activity/Graffiti: 623.693.4511
Animal Control: 623.349.6400
Fire Station #2: 623.349.6702
West Valley Hospital: 623.882.1500

U.S. Post Office

SW corner of Miller St. and MC85. Closes 4:30 p.m.
Utilities:
Global Water: 623.386.4252
www.gwresources.com; 201 E. Coronado St., Buckeye 85326
APS: 602.371.7171; www.aps.com
615 N. 4th St., Buckeye
Qwest Telephone: 800.244.1111
Sun Energy Propane: 623.907.9797
Amerigas Propane: 623.937.9227
Propane People: 623.937.2672

Municipal Services:

City of Buckeye: 623.349.6000
www.buckeyeaz.gov
Buckeye Trash: 623.349.6100
100 N. Apache, Suite A, Buckeye
Arizona Motor Vehicles Dept. 602.255.0072
100 N. Apache Rd., Buckeye 623.349.6300
Buckeye Community Services and Senior Center: 623.349.6600
Dr. Saide Recreation Center: 623.349.6350
1003 E. Eason Ave., Buckeye

Food Bank: 623.386.7839
CAP: 623.349.6615
Schools:
West Park Elementary School: 2700 S. 257th Drive, Buckeye, K-8: 623.435.3282
Buckeye Union High School District: 623.386.4423
Estrella Mountain Community College: 623.935.8000
www.emc.maricopa.edu
3000 N. Dysart Rd., Avondale, AZ 85323
Towing Services:
Western Towing: 2145 W. Williams Dr. Phoenix, AZ 85027 623.869.0284