



ROZ FULMER <azkgroz@gmail.com>

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**JANUARY 2026 NEWSLETTER**

1 message

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**Kierland Greens HOA** <azkgroz@132118266.mailchimpapp.com>

Thu, Jan 1, 2026 at 9:00 AM

Reply-To: azkgroz@gmail.com

To: azkgroz@gmail.com



**JANUARY 2026 NEWSLETTER**  
**KIERLAND GREENS**

**2026 OWNERS ANNUAL MEMBERSHIP MEETING NOTICE**

Pursuant to the Association's Bylaws and Arizona Revised Statutes §33-1248, the annual meeting for Kierland Greens Condominiums will be held at La Casa De Crista Lutheran Church on January 31, 2026. Registration for the meeting is at 9:30 a.m., and the meeting will be called to order promptly at 10:00 a.m.

**La Casa De Crista Lutheran Church**  
**6300 E Bell Rd**  
**Classroom AB**

**Scottsdale, AZ 85254**

The purpose of the annual membership meeting is to elect the Board of Directors and provide an update of the community activities. In compliance with the Arizona Statutes, a email ballot system was sent to all owners the last week of December for voting of candidates.

Pursuant to ARS §31-1250 (the Condominium Act), the ballot must contain your name, address, and signature. Failure to do this will void the ballot and it will not be counted. Write-in candidates are prohibited. Paper ballots will be available at the meeting should any owner wish to vote at the meeting instead of thru the email ballot system.

## **MAINTENANCE ISSUES? PROBLEMS?**

**TOM OLM is our onsite property manager.**

**Please contact Tom with your maintenance concerns:**

**(480) 206-2930    [kghoamanager@gmail.com](mailto:kghoamanager@gmail.com)**

### **HOURS:**

**Monday–Thursday, 8AM–2PM**

**DURING ALL OTHER TIMES, PLEASE CALL**

**(480) 206–2930 FOR ASSISTANCE**

**NOTE: Tom is not available for handyman services of any type INSIDE your unit.**

**If Tom is unavailable, or if you have a non-maintenance question, please contact a Board member in this order:**

**Greg Kaiser, President at (360) 961-4064**

**[GLKaiser4748@gmail.com](mailto:GLKaiser4748@gmail.com)**

**Stan Marx, VP Operations at (201) 306-7469 [stanmarx0@gmail.com](mailto:stanmarx0@gmail.com)**

**Greg Forsythe, Director at (206) 349-8319**

**[gforsythe1948@gmail.com](mailto:gforsythe1948@gmail.com)**

**Roz Fulmer, Treasurer at (815) 481-3851 [azkgroz@gmail.com](mailto:azkgroz@gmail.com)**

**Tony Lewis, Secretary (480) 621-2012 [anthonyjlewis@mac.com](mailto:anthonyjlewis@mac.com)**

**For ALL billing questions, please contact Roz Fulmer at**

**[azkgroz@gmail.com](mailto:azkgroz@gmail.com) prior to contacting**

**[accounting@advantagehoa.com](mailto:accounting@advantagehoa.com)**

**Thank you!**

## **BUILDING--Support Beam Update in our Courtyards**

Building 20 East courtyard support beam construction work will commence on in January and an email from Stan Marx will be sent with the exact dates prior to the work schedule. No parking is allowed in the garages at the time of the construction work. A major support beam will be removed and replaced, which is necessary work that maintains the integrity of the building itself.

**January - February - March  
Pedestrian gate code is: 1387**

## **NEWSLETTER REMINDER TO LANDLORDS**

Your tenants and property managers do NOT receive this newsletter.

It is your responsibility as a landlord to tell them about announcements and community news and rules.

## **INFORMATION FOR LANDLORDS REGARDING ALL TENANTS:**

Owners, please note that giving out your gate access code to a tenant or property manager is a violation of the Community Rules and Regulations, and may result in a \$250 fine and/or the codes being deactivated. All owners are required to register a tenant with Tom Olm and request a gate code be assigned to them for the dates of the tenant's stay. This applies to long term AND short term tenants. You can also get a separate gate code for your property manager as well, just ask Tom Olm.

PDF forms for rental registration are available on the Kierland Greens website, [www.kierlandgreensaz.com](http://www.kierlandgreensaz.com) or by emailing Roz Fulmer at [azkgroz@gmail.com](mailto:azkgroz@gmail.com) and she will email you an updated form. Remember: you are required to register every tenant, every time, regardless of rental timeframe - one day or ten years and all registration must be submitted 7-day PRIOR to arrival date.

It is also required that the tenants have a copy of the most current Rules and Regulations booklet, as both you and your tenants are required to adhere to the Rules, whether Long-term or Short-term lease duration.

**Thank you**  
**Kierland Greens Board of Directors**

## **WEBSITE UPDATE**

The current website is no longer active, and a new website is under construction and will be active by the end of January 2026. An email will be sent to all owners to register with a new login and password to have access to the website. Below is the new website address but please understand that it will not be active until the end of January.

**[www.Kierlandgreensaz.com](http://www.Kierlandgreensaz.com)**

*Any questions or concerns, contact Roz Fulmer at  
[azkgroz@gmail.com](mailto:azkgroz@gmail.com)*



## **POOP HAPPENS!!**

But no one in this community picks it up for you, so do your duty and pick up your pooch's poop.

Owner/landlord will be fined if a tenant or owner is in violation.

## **MAILBOX INFO FOR TENANTS**

If you are a landlord with tenants receiving mail at the property, the tenant must do a mail forwarding process if they wish to receive mail, as per our mail carrier. ONLY the mail carrier has mailbox information, Tom does not.

## **GRILL CLEANING**

Homeowners and their tenants are responsible for cleaning the grill after EACH time you use it.

A Very Simple Guide To Cleaning the Grills:

After you are done grilling, run water on the provided grill brush.  
Brush all material off the grill.  
Rinse the brush and repeat as often as necessary to leave the grill clean.  
*There is no on-site person to do this for you.*  
Thank you for your cooperation.

## SHORT TERM RENTAL OWNERS

REMINDER: ALL rental fees must be paid via a credit card per our accountant. Place card information on the registration form for each payment and send form to Tom Olm at [kghoamanager@gmail.com](mailto:kghoamanager@gmail.com).

**NO RENTAL ACCESS ALLOWED IF THE REGISTRATION FORM IS  
SUBMITTED LESS THAN 7 DAYS PRIOR, TO THE ARRIVAL DATE OF  
TENANT PER THE FORM.  
NO EXCEPTIONS!**



### **Reminder:**

Get a key, lockbox code, or emergency contact phone number of a local friend/neighbor to Tom Olm, the property manager. There have been instances where a unit was having an emergency issue, and the owner was not able to be contacted. These have ranged from access lockout to plumbing emergencies to fire alarms.

**You MUST make some provision for entry when you are not available!**

## CONSTRUCTION FORMS REMINDER

Owners, you must complete the contractor form found [HERE](#) if you are remodeling or having a contractor on site.

If you are replacing windows, the Board needs to review the window specifications **before** they may be installed.

The window guidelines may be found [HERE](#) and the application form may be found [HERE](#)

## TERMITES

The HOA only covers treatment of building exteriors and garage interiors after Tom has been notified of a termite problem. The HOA will not reimburse a homeowner for termite costs if the homeowner utilizes another company for the treatment (other than the community-approved termite company) without notifying Tom/the HOA first.

## RENTALS:

**The City of Phoenix Housing Department requires ALL Residential Rental Properties to be registered as a class 4 with Maricopa County. This is regardless of rental timeframe.**

<https://www.phoenix.gov/housing/section-8-resources/landlord/register-your-residential-property-with-county-assessor>

The HOA requires that ALL rentals, regardless of timeframe, be registered through Tom Olm.

If you have a Short Term Rental, you must register the property with the city: [https://www.phoenix.gov/pddsites/Documents/PDD-Vacation-Rental-UserGuide\(Public\).pdf](https://www.phoenix.gov/pddsites/Documents/PDD-Vacation-Rental-UserGuide(Public).pdf) and post this certificate in a conspicuous place in the unit.



**SHORT TERM  
VACATION RENTAL  
STANDARD NOTICE FOR IN RENTAL  
PROHIBITED USES PER ORDINANCE G-6653**

Please post this standard NOTICE, in a conspicuous place in the vacation rental:

**USING THIS PROPERTY FOR THE FOLLOWING  
PURPOSES ARE PROHIBITED:**

- Any nonresidential use;
- Holding a special event that requires a permit or license pursuant to a city or town ordinance or state law or rule;
- Operating a retail business, restaurant, event center, banquet hall or similar use;
- Housing sex offenders;
- Operating or maintaining a sober living home;
- Selling liquor, illegal drugs or pornography;
- Operating a nude or topless dancing;
- Obscenity;
- Adult-oriented business; or
- Other uses prohibited by A.R.S. 9-500.39

*Revised 02/06/2020*

**PET POLICY INFO FOR  
HOMEOWNERS, REALTORS, LANDLORDS &  
PROPERTY MANAGERS:**



(Do you want your small dog's picture showcased here?  
Send a picture to [azkgroz@gmail.com](mailto:azkgroz@gmail.com))

New Owners are allowed pets, but the Animals/Dog Size at Kierland Greens limit is as follows:

No more than two dogs may stay in a unit;

Each dog may not weigh more than 30 pounds;

A maximum of 60lbs TOTAL COMBINED dog weight is allowed per unit.

Only current owners are "grandfathered out" of the weight restriction.

**Owners - BE SURE TO TELL YOUR REALTOR THE RESTRICTIONS WHEN YOU LIST YOUR HOME FOR SALE.**

## **DELIVERIES**

Please make sure you (and your renters) put your building **AND** unit number on all deliveries of any kind (food, packages, rides, etc).  
Kierland Greens is NOT responsible for missing deliveries.

## **TOWING ENFORCEMENT**

**If you have a guest for more than 48 hours,**  
they must be registered and get a parking pass.  
The fee will be added to your monthly HOA statement:  
guests are \$5.00 per day.

Contact our on-site manager, Tom Olm for a parking permit at: (480) 206-2930 or [kghoamanager@gmail.com](mailto:kghoamanager@gmail.com)

Vehicles that don't show a green parking pass in their windshield will be towed at owner's expense.

Should your car be towed, you can contact All City Towing at **(480) 833-3200**.

Kierland Greens' onsite property manager, Tom Olm, will be unable to assist once you have been towed.

## **FOB REPLACEMENT**

The HOA issued 2 fobs to each original homeowner at time of the first purchase when the condo was built. These are for pedestrian gates, pool, workout room. Each owner since then was responsible to hand that fob over to the new owner.

Should yours fail to work, Tom will replace it.

Should yours be lost, you may contact Tom Olm for a replacement.

There is a lost fob replacement fee of \$50 per fob, which will be added to your monthly statement at time of issuance.

## **January 2026 REAL ESTATE RECAP**

### **FOR SALE:**

#### **FOR SALE:**

**Unit 2069, 1Bed 2Bath, 1157 sq ft - \$535,000**

**Unit 2059, 1Bed 1.5Bath, 1157 sq ft - \$575,500**

**Unit 2094, 2Bed 2Bath, 1243 sq ft - \$610,000**

**Unit 2130, 3Bed 2Bath, 1849 sq ft - \$757,000**

**Unit 2096, 3Bed 2Bath, 1849 sq ft - \$760,000**

**Unit 2041 3Bed 2Bath, 1849 sq ft - \$769,000**

**Unit 1093, 2Bed 2Bath, 1401 sq ft - \$645,000**

**UNDER CONTRACT:**

**None**

**SOLD:**

**Unit 2132, 2Bed 2Bath, 1243 sq ft - \$574,900**

**Unit 1030, 2Bed 2Bath, 1401 sq ft - \$550,000**

**Unit 2139, 2Bed 2Bath, 1243 sq ft - \$617,000**

**Unit 1138, 2Bed 2Bath, 1401 sq ft - \$640,000**

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Join our Facebook Group:

<https://www.facebook.com/groups/kierlandgreensowners> or click on the icon below in order to request to be Added.

Owners only - no tenants will be accepted into the Group.



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You are receiving this email because you opted in via our website.

**Our mailing address is:**

Kierland Greens  
6501 Greenway Pkwy  
Ste 103, Box 419  
Scottsdale, AZ 85254

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