



ROZ FULMER <azkgroz@gmail.com>

Re: MARCH NEWSLETTER---LOTS OF UPDATES ABOUT OUR COMMUNITY

ROZ FULMER <azkgroz@gmail.com>
To: ROZ FULMER <azkgroz@gmail.com>

Wed, Apr 29, 2026 at 6:59 PM



KIERLAND GREENS
2026 MARCH NEWSLETTER

Homeowners Parking Rules and Enforcement

Any owner who has an oversized vehicle and cannot park inside owner's garage, is to see the Onsite Manager at his office and receive the following YELLOW PARKING PASS.



If you are an owner and you have a third vehicle or you cannot fit your second vehicle in your garage or your tenant needs a parking pass for their oversize vehicle to park in your unit's garage, they are to see the Onsite Manager and receive a GREEN parking pass for the duration of their stay.



Cost is \$10 per day or \$150 per month. Any vehicle as of March 10th will be towed at the owner's expense if there is not either a **YELLOW** or **GREEN** tag hanging from the mirror in the windshield. **THIS IS THE FINAL WARNING AS OWNERS AND TENANTS HAVE BEEN PARKING ILLEGALLY AND NOT PAYING FOR PARKING.**



**ST PATRICK'S DAY PARTY AT THE
POOL RAMADA**

TUESDAY, MARCH 17TH, 2026

5PM TO 7PM

BYOB AND A DISH TO PASS

**NO GLASS OF ANY KIND ALLOWED, INCLUDING
SERVING DISHES**

CONSTRUCTION FORMS REMINDER

Owners, you must complete the contractor form
found on our website

www.kierlandgreens.com if you are remodeling
or having a contractor on site. **PLEASE
REMIND CONTRACTORS NO PARKING
IN THE COURTYARDS AT ANY TIME!!!
THIS IS A CITY OF PHOENIX FIRE
DEPARTMENT ORIDIANCE.**

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

The window guidelines may be found on our
website www.kierlandgreens.com and the
application form may be found there as well on
our website www.kierlandgreens.com

**MAINTENANCE ISSUES? PROBLEMS?
CONTACT our onsite property manager.
Please call (480) 206-2930 with your maintenance
concerns or email
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

Stan Marx, VP Operations at (201) 306-7469

stanmarx0@gmail.com

Linda Batts, Secretary (480) 905-0652

linda_batts@yahoo.com

Roz Fulmer, Treasurer at (815) 481-3851

azkgroz@gmail.com

Tony Lewis, Director of Landscaping (480) 621-2012

anthonyjlewis@mac.com

For ALL billing questions, please contact Roz Fulmer at azkgroz@gmail.com prior to contacting accounting@advantagehoa.com

Thank you!

REMINDER: GARAGE DOORS ARE TO BE CLOSED AT ALL TIMES

Per the Rules and Regulations Document, Garage doors to all units are to be closed at all times except when leaving and entering the unit. Also, they can be open during any work that is being done within them as well by either the owner or a contractor. NOT TO BE OPEN JUST BECAUSE!



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.kierlandgreens.com or by emailing Roz Fulmer at 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--
www.kierlandgreens.com

The new website is active as of February 2, 2026 at
www.kierlandgreens.com

An email will be sent to all owners notifying them how they can download owner's directory, monthly financial reports, governing documents, newsletters, Board meeting minutes, operating forms, etc. several tabs will require a password that only the owners will

have access to and to get that password, contact Roz Fulmer at azkgroz@gmail.com.

New Website Address: www.kierlandgreens.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.

ATTENTION TO SHORT TERM RENTAL OWNERS

CLEANING

SERVICE HOURS ARE THE SAME AS THE RULES FOR CONTRACTORS WHICH ARE AS FOLLOWS:

MONDAY - FRIDAY

ALLOWED HOURS ARE

7:30AM TILL 5:30PM,

SATURDAY ALLOWED

HOURS ARE 8AM TILL 4PM AND NO CLEANING ON

SUNDAYS. IF THESE HOURS ARE VIOLATED, A FINE

WILL BE IMPOSED ONTO THE OWNER OF THE UNIT.



NO EXCEPTIONS WILL BE MADE AS YOUR NEIGHBORS ARE COMPLAINING ABOUT THE VACCUM BEING RUN AT 6AM IN THE MORNING ON A WEEKEND.

REMINDER: **NO RENTAL ACCESS ALLOWED IF THE REGISTRATION FORM IS SUBMITTED LESS THAN 7 DAYS PRIOR TO THE ARRIVAL DATE OF TENANT PER THE FORM. Per our legal team, tenants without any registration on file is considered trespassing.**
NO EXCEPTIONS!

ANOTHER 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:

ONSITE manager at kghoamanager@gmail.com for **gate code PLUS**

Roz Fulmer at azkgroz@gmail.com for **accounting purposes.**



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!

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.



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HOA MONTHLY ASSESSMENTS will now be charged a late fee after an account is past due by 30 days beginning March 1, 2026 per the Kierland Greens CC&R, section 9.10, which states that "Any assessment not paid within 30 days from the due date shall be deemed delinquent and a late fee for any and all delinquent accounts." For the past three years, late fees were put on hold due to several banking changes that occurred during the transition period of changing from several management companies and hiring a highly recommended Accounting Firm, AdvantageHOA Accounting. The late fee will be 10% of the amount due that is 30 days late.

**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)

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.

PARKING & 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 \$10.00 per day or \$150.00 per month.

Contact our on-site manager, Tom Olm for a parking permit at:
[\(480\) 206-2930](tel:(480)206-2930) or 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](tel:(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.

2026 MOVING IN-MOVING OUT POLICY

The following are the guidelines for moving in or out of Kierland Greens

1. No Packing Containers are allowed to be on property more than 48 hours, loading or unloading. If an owner/renter has a POD delivered, it cannot be near any parking spaces by the mailboxes and if it stays longer than 48 hrs, owner/renter will be in violation and Owner of unit will be fined \$100 first day, \$250 second day, \$500 third day and thereafter. Fines will be automatic after 48 hours, without any written warning.

This policy itself serves as a written warning about potential violations.



2. All Moving vehicles are to be parked on the street, load & unload from the street, NOT in the courtyards, per the City of Phoenix Fire Ordinance. No vehicles of any kind are allowed parked in the courtyard of the garages. Moving trucks can only be parked on the street for no more than 8-hours per day and may not be parked overnight. All tenant vehicles are to be parked at all times in the unit's garage per the CC&R, Article V, section 5.25.

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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