



ROZ FULMER <azkgroz@gmail.com>

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**APRIL 2026 NEWSLETTER**

1 message

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**Kierland Greens HOA** <azkgroz@132118266.mailchimpapp.com>  
Reply-To: azkgroz@gmail.com  
To: azkgroz@gmail.com

Wed, Apr 1, 2026 at 8:59 AM



**KIERLAND GREENS**  
**2026 APRIL 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.**

## **MEET OUR NEW ONSITE MANAGER JOSH ROTHBERG**

As announced at the January Annual Community Meeting, Tom Olm has decided to retire from the Onsite manager position at Kierland Greens. We thank Tom for his years of service and wish him the very best for his future.



The Board has hired a new Onsite manager, Josh Rothberg, who comes to us with over 10 years of property management experience. You can reach Josh at the email previously used for the manager's position at [kghoamanager@gmail.com](mailto:kghoamanager@gmail.com). Phone 480-206-2930.

Josh will be assuming all of the Onsite manager duties, and his work schedule will be Mon-Tue-Thur-Fri from 8 to 4 and Sat 10- 2,

off on Wednesday.

Welcome Josh, so glad to have you at Kierland Greens!

The Kierland Greens HOA Board of Directors

## **CONSTRUCTION FORMS REMINDER**

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

[www.kierlandgreens.com](http://www.kierlandgreens.com) if you are remodeling

or having a contractor on site. **PLEASE**

**REMINDE CONTRACTORS NO PARKING**

**IN THE COURTYARDS AT ANY TIME!!!**

**THIS IS A CITY OF PHOENIX FIRE**

**DEPARTMENT ORDINANCE.**

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](http://www.kierlandgreens.com) and the  
application form may be found there as well on  
our website [www.kierlandgreens.com](http://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](mailto:kghoamanager@gmail.com)

**HOURS:**

**Monday, Tuesday, Thursday and Friday, 8AM-4PM**

Off Wednesday, but working Saturday 10am - 2pm.

**DURING ALL OTHER TIMES, PLEASE  
CALL  
(480) 206-2930 FOR ASSISTANCE**

**If Josh isn't 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)

**Linda Batts, Secretary (480) 905-0652**

[linda\\_batts@yahoo.com](mailto:linda_batts@yahoo.com)

**Roz Fulmer, Treasurer at (815) 481-3851**

[azkgroz@gmail.com](mailto:azkgroz@gmail.com)

**Tony Lewis, Director of Landscaping (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!**

**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!**



April, May and June  
Pedestrian gate code is: **3986**

## **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 Josh Rothberg 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 Josh, the Onsite Manager.

PDF forms for rental registration are available on the Kierland Greens website, [www.kierlandgreens.com](http://www.kierlandgreens.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--**  
**[www.kierlandgreens.com](http://www.kierlandgreens.com)**

The new website is active as of February 2, 2026 at  
[www.kierlandgreens.com](http://www.kierlandgreens.com)

Passcode for documents: Condo210

An email has been 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](mailto:azkgroz@gmail.com).

New Website Address: [www.kierlandgreens.com](http://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, we do not. If you or your tenant receive a package in the large mailbox, do NOT TAKE THE KEY, leave it back in the mailbox lock.

## **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.

## **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**

**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.  
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: Josh Rothberg at [kghoamanager@gmail.com](mailto:kghoamanager@gmail.com) for a gate code PLUS Roz Fulmer at [azkgroz@gmail.com](mailto:azkgroz@gmail.com) for accounting purposes.



**Reminder:**

Get a key, lockbox code, or emergency contact phone number of a local friend/neighbor to Josh Rothberg, 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!**

**SELLING YOUR UNIT???** **HERE IS WHO YOU SHOULD CONTACT FOR CLOSING DOCUMENTS!**

The HOA Association has NOTHING to do with any closing documents that a realtor might be wanting for the sale of your unit. Please contact Drew Schroeder at AdvantageHOA Accounting at 602-926-1309 or email [Drew@advantagehoa.com](mailto:Drew@advantagehoa.com).

**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 March1, 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](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.**



## **RENTAL UNITS ALLOWED CLEANING SERVICES HOURS**

**THE CLEANING HOURS ALLOWED ARE AS FOLLOWS:**

**MONDAY - FRIDAY 7:30AM TILL 5:30PM**

**SATURDAY 8AM TILL 3PM**

**SUNDAY NO CLEANING ALLOWED AT ALL, RESPECT  
YOUR NEIGHBOR'S PEACE & QUIET!!!**

**VIOLATION OF THESE HOURS WILL RESULT IN A FINE PER THE FINE  
POLICY.**

## **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, Josh Rothberg 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, Josh Rothberg, 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, Josh will replace it.

Should yours be lost, you may contact Onsite Manager, Josh 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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