



ROZ FULMER <azkgroz@gmail.com>

MAY NEWSLETTER

1 message

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

Thu, May 7, 2026 at 12:00 PM



KIERLAND GREENS
2026 MAY NEWSLETTER

Homeowners Parking Rules and Enforcement



**ARE YOU IN VIOLATION OF ILLEGAL PARKING?
CARS/TRUCKS IN VIOLATION WILL BE TOWED!**

If you are an owner or tenant, you are **REQUIRED** to park inside your unit's garage at all times. If you have more than two vehicles and need to park outside, then you must have a **GREEN** parking pass or be towed. If you have a short-term tenant or guest, after 48 hrs of staying on property, they are required to see the Onsite manager for a daily or weekly parking pass if they cannot park inside the unit's garage. Long-term tenant must follow the same rules as the owner.



Cost is \$10 per day or \$150 per month. Any vehicle as of March, 2026 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.**

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.



It's time to trim our Palm trees. Monday, May 11, Sun Country will be trimming all our palm trees at the front gate and all around the pool area. Please **Keep all vehicles away from the palm trees .**



We request that no one park in any of the spaces around the entire pool area as of 5pm Sunday evening, May10th thru May12th.

Cones and caution tape will be placed around the off limits parking.

Owners, please advise your tenants . Any vehicle that is parked in a parking space around the pool area will be towed at their expense.

Thank you from the Kierland Greens HOA Board of Directors

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MEET OUR NEW ONSITE MANAGER

JOSH ROTHBERG



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. 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 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, 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
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!



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 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

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.

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, 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 for a 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 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.

REMODELING SOON?

DO YOU KNOW THE STRICT RULES WHEN REMODELING?

1. MUST SUBMIT A CONTRACTOR FORM TO THE ONSITE MANAGER, 1-2 WEEKS PRIOR TO BEGINNING THE REMODEL. FORM IS ON WEBSITE.
2. NO CONTRACTORS OR ANY WORKER CAN BEGIN WORKING BEFORE 7:30AM AND HAS TO END THE DAY AT 5:30 PM MONDAY THRU FRIDAY.
3. SATURDAY 8:00AM TILL 3:00PM
4. **NO WORK IS TO BE DONE ON SUNDAY**
5. NO VEHICLES ALLOWED TO BE PARKED IN COURTYARD
6. ALL CUTTING TO BE DONE EITHER IN UNIT'S GARAGE OR OUTSIDE OF UNIT, NOT IN THE COURTYARD.
7. WORKERS ARE NOT ALLOWED TO DUMP ANY WASTEWATER ANYWHERE ON OUR PROPERTY OR DUMP IN OUR DUMPSTERS.
8. **Further clarification: Construction dumpsters, roll-off bins, Bagsters, debris boxes, and similar temporary containers are prohibited anywhere on the property (including streets, parking areas, and courtyards) unless expressly approved in writing by the Board.**
9. Section 5.1.2 of the CC & R Declaration, which provides:
Interior. No interior structural changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Board or committee. By way of illustration, but not of limitation, the following are considered interior structural changes: moving, removing, adding or altering walls, doorways, plumbing fixtures, no removing or relocating gas lines, permanently installed safes, waste or water pipes, insecticide tubing, cable television wiring, alarm system including wiring and contact points, hot tubs and the like.

Next is Section 5.16 in the CC & R, states:

...Notwithstanding anything to the contrary contained in this Subsection, no sewers, electrical lines, gas lines, water lines, or other utilities or service lines may be installed or relocated on any area in Kierland Greens except as initially

programmed and approved by the Declarant or the Kierland Greens Design Review Committee, or, if installed after recordation of the Declaration of Annexation, as approved by the Owner and the Kierland Greens Design Review Committee. Nothing is allowed to be relocated, moved or removed without the consent of the Design Review Committee which is the current Board of Directors.

- 10. Per the decision by the Kierland Greens Design Review Committee, only electric appliances can be installed when updating appliances in a unit.



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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)

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.**

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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