

Las Palmas Grand Neighborhood Watch Program Committee

Meeting Minutes

3/30/21 3-5pm

LPG Clubhouse Card Room

Present: Sally York, Margie Morrow, Art and Gloria Nelson, Walt Smiles, Paula Union and Deb Lang.

Guests: George Griffin and Ellen Tryon, Las Palmas Neighborhood Watch Program Coordinators ("Las Palmas NWP")

Absent: Angela Brenner, Nancy Simpson

- The 3/10/21 meeting minutes were approved as written.
- The LPG Lease Agreement and Arizona Mobile Home Parks Residential Landlord and Tenant Act ("AMHRL") were discussed to identify Management and Resident rights and responsibilities:

LPG Lease Agreement Sections 1.9b and 1.9c states:

b. *"Owner shall have no duty or obligation to provide any security guards, services or devices in, around or to the Park, the Homesite, any Park Facilities, Resident, any other residents, any visitors, invitees, or event.*

*If and to the extent Owner obtains or provides any security guards, services or devices, then Resident recognizes and agrees that the same are provided solely for the benefit and use of Owner and Owner's real and personal property, and neither Resident nor any visitors, invitees, other occupants or other residents shall have any right to use, rely upon or benefit from any such security guards, services or devices. To the extent Owner obtains or provides any security guards, services or devices, Owner reserves the right to maintain and/or discontinue any of the same at any time and from time to time to any level or no level as the Owner, in the Owner's sole and unfettered discretion, shall deem appropriate. Resident acknowledges that Resident shall be solely responsible for his/her/their own security and protection and to obtain and pay for any security service, guards, or devices desired by or for Resident.*

c. *Owner shall not be liable for any loss, damage or injury, and Resident shall not be entitled to any abatement or reduction of rent for failure to furnish any of the foregoing utilities or services when such service or utility is not required by owner under this Agreement or where failure is caused for any reason other than the gross negligence or intentional misconduct of the Owner.*

The LPG Lease Agreement does hold the Owners responsible for maintaining premises in regards to general repairs, cleanliness, safety, and utility services.

Section 6.1 states in part:

*"It is the responsibility of the management to provide and maintain the physical improvements as they may change from time to time in the common areas and common facilities of the Community in good working order and condition".*

Section 6.3 states in part:

*"The Park may, upon the giving of any required notice, amend, delete, add to or modify any of the services, personal property, amenities or facilities provided".*

The AMHRL states, in pertinent part:

*Section 33-1434. Landlord to maintain fit premises*

- *The landlord shall:*
  3. *Keep all common areas of the premises in a clean and safe condition.*
  4. *Maintain in good and safe working order and condition all swimming pool, shower, bathhouse, electrical, plumbing and sanitary facilities, including the recreation hall or meeting facilities supplied or required to be supplied or maintained by him.*

There was a security question about whether outdoor home lighting at night is permitted under the lease. It was agreed the lease would be reviewed and this would be discussed at the next meeting.

- Special guests George Griffin and Ellen Tryon, Las Palmas NWP Coordinators, reviewed the Las Palmas NWP. George has a professional background in providing and managing security services, and has worked extensively in his career with local, state and federal law enforcement agencies. He started the Las Palmas NWP approximately eight years ago when he moved into the community and identified the need for this program. He has used the Mesa Police Department's Neighborhood Watch Program (Dawn Blake, Crime Prevention Officer). He started slowly with education and, organized GAIN (Getting Arizona Involved in Neighborhoods) community events attended by Mesa police, fire and elected officials. The current components of the Las Palmas NW Program are:
  - Operation Identification - a resident completes a home valuables list form, and subsequently receives a yellow Operation Identification sticker to put on their front door to deter thieves.
  - Street Captains - approximately 15-20 homes are assigned to each street captain, who monitors these homes and creates a phone/email tree. The Las Palmas NWP is currently collaborating with the LP Management in recreating all of the forms to encourage and help facilitate resident involvement. At Las Palmas Street Captains also perform welfare checks when requested by Management/resident family members. Las Palmas are in the process of reestablishing this aspect of the program and, recruiting new street leaders. A Street Captain training meeting will be held as part of this process.
  - Caretaker phone tree and caretaker checklist - The caretaker checklist is to ensure that the vacant homes have outdoor as well as indoor features monitored and maintained for home safety, and that all vacant homes are monitored consistently and uniformly to minimize the risk of property crimes and damage.
  - Las Palmas Residents' Appropriation Committee manages the income from bingo nights. This income is then used to cover items and activities that will benefit all Residents, including neighborhood block parties.
  - Education at Coffee Hours and other community events as needed.

Ellen Tryon is providing the Las Palmas NWP administrative support, including updating all NWP forms. George and Ellen have agreed to work with Sally York and the LPG NWP Committee to share all forms and program aspects, so that both communities will have uniform components,

work together to address mutual issues with mutual approaches, and possibly assist other local Thesman communities in starting similar NWP's in the future. Ellen and Sally will meet in the next couple of weeks to begin this process. Sally will share all Las Palmas NWP forms by email with Committee members and the LPGRA Board.

Possible Volunteer Night Patrols were discussed, and George Griffin was asked for input on this topic. George strongly discouraged this possible LPG NWP activity due to the risk to LPG resident volunteers for unsafe confrontations with possibly armed individuals who have the intent of criminal activity.

George stated that it is more important for residents to learn to recognize and immediately report suspicious activity and notify the Mesa Police the police non-emergency phone number (480-644-2211), as well call 911 if any criminal activity is witnessed. He stated that the police define any suspicious activity as "anything that makes you look twice". Side/back gate issues were also discussed, and he stated it is best to stop and wait after the gate closes to prevent non-resident cars from coming through.

A Las Palmas Grand Caretaker List for an email/phone tree is included in the Las Palmas NWP, and a Caretaker will be asked to join the Las Palmas Grand NWP Committee. It will be discussed after Las Palmas NWP Caretaker forms are received for use.

Las Palmas Grand Street Leaders will be discussed and determined when LP NWP Street Leader forms are received for use. It was also suggested to use the name Street Greeter, as some residents might prefer being a Greeter than a Leader. Committee members agreed to be street leaders to learn how to implement the process.

The LPG NWP will start publicizing the program to inform the community and recruit more volunteers. Sally will provide an update about the LPG NWP at the 4/1/21 LPGRA Meeting that will be livestreamed on YouTube.

The announcement that was approved at the last meeting will be in the April 2021 Thesman newspaper. An article about the program will also be written for the May 2021 Thesman newspaper about both the LP and LPG NWP's.

Further publicity will follow in late April/May to include announcements in Facebook, email blasts, fliers, the LPG Cox TV Channel, and contacting groups within LPG. Sally is maintaining an ongoing list of volunteers.

The Committee will compile a list of safety and security tips and resources for residents, and specifically for snowbirds as well. This will be submitted for the May LPG Observer (newsletter). The article will include the USPS Mobile app for daily mail delivery tracking, and [www.spotcrime.com](http://www.spotcrime.com) ([weekly crime alerts](#)), and NextDoor app for local surrounding area suspicious activity and crime updates.

George Griffin, Mesa Police, and Mesa Firefighters will be invited to present at upcoming LPGRA Board Meetings to provide community NWP information and education.

The Committee agreed to meet the 2<sup>nd</sup> Tuesday of each month from 3-5pm, so that the previous month's Meeting Minutes can be submitted to the LPGRA Board meeting by the 2<sup>nd</sup> Thursday of every month. Any issues that need to be addressed with Management will be forwarded to the LPGRA Board after each Committee meeting as well for the LPGRA Board to discuss with Management.

Next meeting: Tuesday, April 13, 2021, 3-5pm, location to be determined.

