

Welcome to Montevista!

We are excited to have you join our beautiful community and look forward to meeting you and participating with you to continue to make our community a safe, pristine and enjoyable place to call home.

Moving into a new neighborhood with an HOA is a learning process. Thus, it is important to become familiar with the dos and don'ts, i.e., making changes to your home such as repainting or re-landscaping. These changes must be requested in writing and approved by the Architectural Committee prior to being implemented. To learn more about this process, please visit our website at <https://mymontevista.com> and be sure to register! Here you will find a multitude of important resources, forms and information to assist in answering many of your questions. We also have an awesome Board of Directors that holds meetings on the third Thursday of each month via Zoom to keep you up-to-date on what is going on in our community and to answer homeowners' questions. Lastly, our management company, Arizona Community Management Services (AZCMS) can be contacted at (480) 355-1190 to address any issues and help ensure your home is in compliance with our CC&Rs.

Other ways to learn about your new community include checking out our Montevista Community Corner Newsletter that is emailed to residents on a monthly basis and is located on our website, too. Again, to access it there please visit mymontevista.com, click on the three bars to the left of the page and then click on News. For those who are semi-retired, retired, or just have some extra time we welcome you to sign up for one of our HOA committees. This is a great way to meet new neighbors and become involved in your new community.

There is so much to enjoy here at Montevista with grassy parks dispersed throughout for relaxing in the sunshine, meeting new neighbors, or picnicking with family and friends. For those who enjoy a cool morning walk with their four-legged pets, we have baggie dispensers and trash cans distributed throughout the community for your convenience and assistance in keeping Montevista looking great year-round. At our premiere park centrally located off of 54th Street and Hallihan Drive, we have a tot lot for young children, as well as a basketball court/pickleball courts for all ages to enjoy. This area also serves as our gathering place for social events held throughout the year.

Once again, we welcome you to Montevista and look forward to doing what we can to help make this community a place you are proud to call home.

Notable Notes for Homeowners

Please do not make changes to your landscaping, paint, gravel, turf, etc., without first filling out an architectural application form found under the Architectural Committee link on our website, www.mymontevista.com. Any changes must first be submitted to and approved by our Architectural Committee. Montevista's approved plant and tree list can be found on that link as well.

It is a good idea to familiarize yourself with our CC&Rs. You should have been given a signed copy of these at your closing. They can also be found on our website (www.mymontevista.com) under Documents. If you encounter a problem finding this information, or if you have any questions, please contact our management company, AZCMS at (480) 355-1190.

Residents who need to report an emergency after-hours or on weekends, please utilize our AZCMS After-Hours Emergency Line at (480) 355-1190 and press '7' to be directed to the emergency line mailbox.

There are specific rules addressing parking that can be found in the CC&Rs under Section 3.14 and 3.12c under Parking Enforcement. As our streets are not as wide as city streets with several barriers constructed throughout our community to discourage speeding, it is important that these rules be followed so that emergency vehicles have access to our homes. Street parking also makes it hazardous/difficult for emergency vehicles and landscapers to get around our many cul-de-sacs due to restricted access. This notice does not apply to temporary parking of service vehicles during the day.

Multiple paint schemes pertaining to our various home plans and elevations can be found on our website at www.mymontevista.com, as well as on the Sherwin-Williams website (www.sherwin-williams.com). Montevista has 94 different plans/elevations. Be sure to note your individual plan/elevation in order to access your correct paint scheme choices prior to submitting your request for approval to the Architectural Committee. If you have any questions, please contact AZCMS.

Please be prepared to overseed your front lawn to winter rye starting in October. Homeowners also have the option of using artificial turf. Samples of approved turf and vendors can be found on our website via the Architectural Committee link. Plans must be submitted to the Architectural Committee for approval prior to installation. Make sure you have the approved gravel in your yard prior to making any changes to it as well.

More Notable Notes for Homeowners

Signing up for E-Statements is easy! Make your payments online by visiting <https://azcms.com/make-payment/> and select PAY BY DEBIT (CIT BANK). Be sure to sign up for electronic statements first at <https://azcms.opt-e-mail.com/signup> to register. You will then have the ability to control how your HOA statements are delivered to you, either by print or e-mail. Save a tree and go paperless!

Our mymontevista.com website consists of a public side and a private side. Have a question, need a contact, missed a Board meeting? Here's your one-stop shop to find out what you've been missing! Be sure to register first so that you have access to this information.

Montevista holds its monthly Board Meeting on the third Thursday of every month at 6:00 p.m. via Zoom unless otherwise noted. Contact AZCMS at (480) 355-1190 to sign up to receive an email and/or text reminder a day or two prior to the meeting with a link to the call. The meeting usually lasts an hour with an open forum for residents at the end. All residents are highly encouraged to attend to hear firsthand what is happening in our community.

It's never too late to think about joining one of our Montevista Board committees - they just love volunteers! Being part of a committee is a great way to stay in the know about all things Montevista.

Residents should receive a monthly email with a PDF file attached containing our Montevista Community Corner Newsletter. These newsletters are full of information about our community, social events and more! It can also be accessed on our website at ww.mymontevista.com under Documents > Community Corner. If you do not receive one via email, please contact either AZCMS or Lauren Polak at lpolak0125@gmail.com.

Our Montevista HOA Board and AZCMS (our management company) have no relation to the Montevista Community Group Facebook page, which was started by two homeowners several years back. Facebook is a social media platform and not part of the Montevista Governing Board.

Please do not share your family gate code with vendors or other service providers. If you have a problem with access, call Triple A Smart Business at (480) 609-6242 or contact them at access@a3smarthome.com.

Important Numbers/Community Contact Information for Montevista Residents

Montevista Management Company
Arizona Community Management Services, LLC
15300 N. 90th Street, Suite 800
Scottsdale, AZ 95260
www.azcms.com
Frank Puma (VP of Client Operations)
FPuma@azcms.com
480-355-1190, ext. 117

Hope Alvarez
Senior Administrative Assistant, AZCMS
HALvarez@azcms.com
480-355-1190, ext. 107

After-Hours Emergency Line
480-355-1190 (press '7' to be directed to
the emergency line mailbox)

Work Order Requests
WorkOrders@azcms.com (include your
Association, address, and name in subject line
of the email)
Website – www.azcms.com

My Montevista Community Corner
Newsletter and Calling All Ads!
Contact Lauren Polak
602-421-4589
lpolak0125@gmail.com

Montevista Website
www.mymontevista.com

My Alarm Center, Catherine Schafer
855-334-6560 ext. 8244

Safeguard/AAA Smart Home
Montevista Gate Codes/Gate Issues
480-609-6242

Phoenix Police Department
Non-Emergency Number
602-262-6151

Community Action Officer
Officer Jeffrey Blair #7966
602-495-5481
jeffrey.blair@phoenix.gov

CenturyLink
800-244-1111 Customer Service
800-573-1311 Tech Support
www.centurylink.com

Cox Communications
623-594-1000
www.cox.com

Arizona Public Service (APS)
602-371-6555 or 866-776-0445

Southwest Gas
877- 860-6020
www.swgas.com

Cave Creek Post Office
38400 N. School House Road
Cave Creek, AZ 85331
480-575-0813

Foothills Animal Rescue
No-Kill Shelter
480-488-9890

ASPCA Animal Poison Control
888-426-4435
888-764-7661

Pickleball Peeps of Montevista
Lauren Polak
602-421-4589
lpolak0125@gmail.com