



# Montevista Community Corner Newsletter October 2023



## What's Up Montevista?

HOA Meeting Minutes  
Please Take Note!  
Reminders  
When There is a Need, One Must Oversee  
Arizona Fun Fact  
Lost & Found Pet Tips  
Recipe of the Month

## HOA Meeting Minutes

The Landscape Committee reports that the grass in the Main Park has already been re-seeded so that the winter rye should be good to go for our upcoming MonsterVista event to be held on Sunday, October 30th. Please see the attached flyer for further details on this awesome affair!

The Architectural Committee would like to remind residents to submit an application for any changes to the exterior of one's home; i.e., artificial turf, garage door replacement, painting, roofing, etc. Applications are typically reviewed in 1-2 weeks' time. Please refer any questions to the Architectural Committee via our website, [mymontevista.com](http://mymontevista.com).

In conjunction with Tatum Ranch, there will be a community-wide garage sale on October 13-15 from approximately 7:00 a.m. to 1:00 p.m. The gate at the main Dixileta entrance will remain open during those times.

## Please Take Note!

The 2023 Annual Meeting of Montevista Homeowners is scheduled for Wednesday, October 4, 2023 at 6:00 PM via Zoom. Residents should have received a letter in the mail regarding this with login information and a meeting link. Participation in this process is important! This meeting is different from our monthly meetings in that it is required by Arizona law that homeowners hold at least one meeting per year (although Montevista holds them monthly) to prevent any sort of secretive decision-making or exclusion. If a quorum is not present by Absentee Ballot, the meeting may have to be rescheduled at an additional expense of another mailing to homeowners. Ten (10) percent of members must be represented by Absentee Ballot to constitute a quorum. **Ballots must be received by mail no later than 3:00 PM on October 4, 2023** and can be emailed to [Vote@azcms.com](mailto:Vote@azcms.com). Please refer any questions to our management company, AZCMS at [support@azmcms.com](mailto:support@azmcms.com) or (480) 355-1190. Thank you!



# MONSTERVISTA

LET'S GET

*Spooky*

SUNDAY, OCTOBER 29TH  
4:30 PM  
IN THE PARK



FOOD & BEVERAGES PROVIDED | COSTUME PARTY & PRIZES | LIVE BAND  
RESIDENTS ONLY

PLEASE RSVP TO:  
[MONSTERVISTA2023@GMAIL.COM](mailto:MONSTERVISTA2023@GMAIL.COM)  
BY OCTOBER 21ST!





Montevista neighbors,  
How much risk are  
you really taking?



# Reminders

There are plenty of ways to stay informed about HOA rules, HOA business, upcoming events, etc. If you do not currently receive email and/or text blast notifications, please contact AZCMS at support@azcms.com or (480) 355-1190. It is highly recommended that you also visit our website, mymontevista.com, where you will find links to monthly meeting notes, past newsletters, contact information, CC&Rs, Architectural Committee forms, etc.



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If you have signed up for e-statements and are still receiving paper statements via mail, please contact AZCMS at (480) 355-1190 to rectify this. It will save our HOA money by not having to mail these out. Thank you!

## Next Board Meeting: Thursday, October 20, 2023 via Zoom.





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SCAN TO SEE PROJECT PHOTOS  
[3brothersarizona.com/gallery](http://3brothersarizona.com/gallery)



**Happy Halloween**

# When There is a Need, One Must Overseed!

As nighttime temperatures finally begin to cool down, it is time once again for homeowners who have Bermuda grass in their front yard to overseed to winter rye. By November, Bermuda grass begins to turn brown and becomes dormant. In mid-October when morning temps are consistently around 65 degrees, this is the best time to overseed. Waiting until late October or November can expose young seedlings to too low temperatures leading to damaged grass.

To prepare for overseeding, lawns first need to be scalped. This means gradually cutting the grass shorter by slowly lowering lawn mower blades over the last 2-3 weeks prior to overseeding. Removing grass clippings from the lawn and reducing watering times will allow Bermuda to go into dormancy faster. Be sure to dethatch your lawn with a power rake (which can be rented at a local home improvement store) for best results. To loosen and remove the thatch layer first work in one direction, then perpendicular, making sure to rake up all of the debris. Before overseeding, one's lawn should appear mostly brown with a height of about 1/4 to 1/2" tall and with some areas of bare soil visible.

When purchasing seed, it is recommended buying either annual or perennial ryegrass seed for lawns here in Arizona. Perennial rye produces a darker shade of green with more of a golf-course-like appearance than annual rye (see photo below). Regardless of choice, one will need 12 pounds per 1000 sq. ft. if planning on keeping the grass 1-2 inches tall; 15 pounds per 1000 sq. ft. for maintaining lawns at 0.5-1 inch tall.



**Perennial Ryegrass**

**Annual Ryegrass**

# When There is a Need, One Must Overseed! Continued...

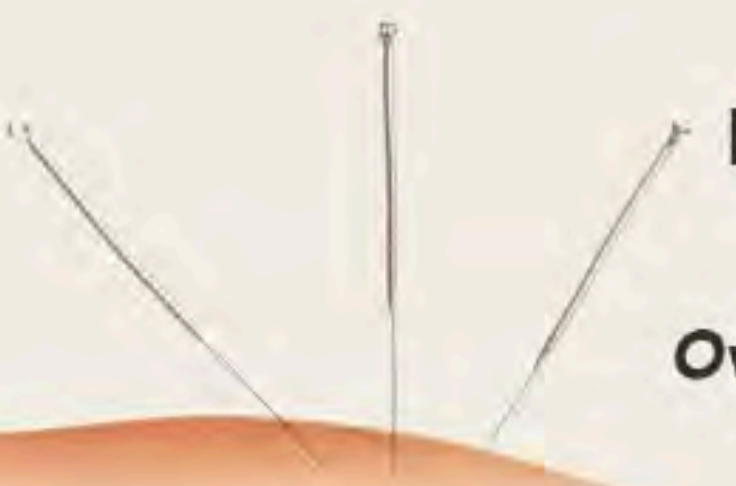
For the nicest-looking lawn, it is essential to spread the seed uniformly. Using a broadcast spreader as opposed to doing so manually will yield a better result. If using a spreader begin by splitting the seed amount in half, loading one half for the first of two batches. Spread the seed going forward and back over the lawn. Then load the second batch and spread it perpendicular to the first. Once completed, apply a starter fertilizer uniformly using the spreader. Be sure to carefully read the instructions on the package prior to doing so.

In order for seeds to germinate, they will need constant moisture (not soaking) for 7-10 days. It then takes seedlings another 10-14 days to grow to their mowing height. Watering should start at 3-5 times daily for 2-5 minutes each time, or long enough to wet the top one inch of soil. Once the grass is 3/4 to 1" tall, reduce watering to 2-3 times a day; after another two weeks begin watering once a day; slowly reducing to once every two days, then once every three days within the next two weeks and finally once every 5-7 days.

Do not mow your new lawn until the grass reaches 3" tall, then cut it back to 1.5-2.5" tall throughout the winter cutting a maximum of 1/3 the height each time. One's lawn should subsequently be mowed once every other week or less. Continue to fertilize every 6-8 weeks in order to keep the root system strong and blades thick and green well into spring, only dying out when the heat of June arrives.







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# Arizona Fun Fact

## The Cougar on Superstition Mountains

In case you missed it, the *Cougar Chasing Prey* once again reared its larger-than-life shadow on the western face of the Superstition Mountains in Apache Junction, Arizona in September. The enormous shadow appears only twice a year for one week during the third weeks of March and September and is related to both the spring and fall equinoxes, which are times of the year when the sun shines equally day and night. This awesome phenomenon begins when the sun sets at exactly the right latitude on the western horizon just prior to sunset. The actual sighting depends upon one's viewing location, as well as the weather. The last 30 minutes before the official sunset is set to occur is prime time for viewing. To get an unobstructed view, one can head out to the vicinity of Superstition Boulevard and Goldfield Road in Apache Junction where there is a wide shoulder on the east side of Goldfield Road to pull off. Be sure to mark your calendars for next March so you can experience this amazing Arizona Fun Fact!







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5.0

60 reviews

**Lauren Polak**

Jodi ~ just wanted to let you know you are awesome! Even my PT noticed. He said you must have the "magic touch". I can certainly vouch for that. Thanks so much!!! ❤️



# Pet Sitting

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# Lost & Found Pet Tips

Whether you've lost a precious fur baby or found one, it can be quite an emotional rollercoaster. According to Maricopa County (<https://www.maricopa.gov/162/Lost-Found-Pet#Lost>), the following are some tips on what you can do...

**Lost a Pet:** Fill out a Lost Pet Report form online at the url noted above to provide information about your pet to see if it matches an animal already in a shelter. Then check out the Stray Animal Map tool. This will allow you to actively post a location where your pet was seen loose. Once added, pets will stay on this map for a maximum of five days. Register your lost pet with Petco Love Lost to view potential matches using facial recognition technology to search a national database. One can go to the website [24PetConnect.com](http://24PetConnect.com) as well to see where all animals that are found are listed. Of note, any pets brought to a shelter that do not have identification such as licenses or microchips can only be kept for 72 hours as a "Stray-Hold". After that, the animal may become available to the public.

Look up your pet's microchip information and contact the microchip company immediately. If you do not know where the chip is registered, you can look it up at <https://www.aaha.org/your-pet/pet-microchip-lookup/microchip-search/>. Visit nearby veterinarians' offices to see if your pet has been brought in for a scan and ask if you can leave a flier for your lost pet.

Check your local Facebook page for lost/found pets and explore the following websites for assistance:

<https://nextdoor.com>

<https://ring.com/neighbors>

<https://gis.maricopa.gov/ACC/Stray/index.html> or Google search "MCACC Stray Map"

<https://lost.petcolove.org>

<https://petfbi.org>

<https://facebook.com/groups/Straydar>

<https://phoenix.craigslist.org>

<https://X.com/NoLostPetsMC>

**Help me, I'm lost!**





# Lost & Found Pet Tips (Continued)

Spread the word! Post flyers in the neighborhood where the pet was lost, if permitted. Ask schools in your area if you can post a flyer there. Use social media such as Nextdoor, and other free networking services to get the word out about your lost pet - consider Straydar, Lost Dogs Arizona and other Facebook groups as well.

Keep looking! oftentimes pets are found by residents that may not bring them to a shelter for several days. However, the fastest way to rule out a shelter may be by simply visiting it.

Search for your pet by looking under common hiding places (under bushes, cars, inside sheds, behind or under furniture) in your yard and neighborhood and ask neighbors to do the same. Lost pets are often hiding, especially lost cats. Place familiar scent items outside your home such as your pet's favorite toys or bedding, or even an owner's t-shirt!

Last, but not least, call the Maricopa County Lost and Found Department at 602-372-4598. As this number is not staffed seven days a week, be sure to use the Lost Pet Report form noted on the previous page first.

Found a pet? If the pet is wearing a Maricopa County tag, call 602-506-PETS and follow the instructions to retrieve the owner's contact information. If the pet is not wearing any identifying information and can safely be contained, call the appropriate agency listed by city on the Maricopa County website, <https://maricopa.gov/162/Lost-Found-Pet#lost> or fill out the online form provided so that the animal can be picked up, but just an FYI, stray cats will not be picked up.

Have the pet scanned for a microchip. This is often done free of charge at any veterinarian's office. MCACC shelters can also scan a found pet for free. The pet does not have to be turned in. It can be scanned to help begin the process of documenting that a pet has been found. If a microchip is detected, ask for the microchip number. If the facility is unwilling to provide this, request that they email the microchip number to [lostfound@maricopa.gov](mailto:lostfound@maricopa.gov).

Use the same websites noted previously to look for possible matches to the pet you found as pet owners most of the time are referred to these same resources. Be cautious about potential scams, and do not reply to messages asking for verification codes. Do not post your address online. Be sure to ask potential owners to verify ownership with photos, vet records, or other proof of ownership documents.

Lauren  
STRAIT

602.300.9039



Save Me In  
Your Contacts

## Cave Creek MARKET UPDATE

September 2023

MEDIAN PRICE OF NEW LISTINGS	\$987K
PRICE PER SQ FT	\$407
AVERAGE DAYS ON MARKET	106
INVENTORY	93



# Happy Fall Y'all!

I hope all of you are enjoying the break in the weather. I know I am. In fact, I recently had the pleasure of sitting on the patio with some neighbors to talk through their recent life changes. You see, they realized that they needed extra help with daily activities of living like medication reminders, help with meals, housekeeping, etc. It becomes a lot as we age. We talked about all kinds of options from the costs of moving to a **senior living community**, to the possibility of obtaining a **reverse mortgage** which would allow funds to go towards in-home caregiving services. Of course I encouraged them to be sure to consult with their financial advisor and one of my trusted mortgage brokers as well, and together we were able to help them navigate the best option for them. No, it wasn't a commission-making activity, but I felt good knowing that I could at least connect them to the right people in order for them to make the best decision. I am a problem-solver by nature, and the greatest benefit for me is developing and fostering life-long relationships with those who live in and around where my family works, plays, and worships. Are you finding yourself with too much house as **recent empty-nesters**? Did you bring a **new baby** home and quickly realizing that your home is now just a bit too small? **Relocating**? What problem can I solve for you? Give me a call and let's navigate it together.

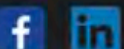


**Let's carve out some time to talk  
about your real estate needs!**

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# Recipe of the Month

## Pumpkin Poppers



### INGREDIENTS:

1-3/4 cup all-purpose flour  
2 tsp baking powder  
1/2 tsp salt  
1/2 tsp cinnamon  
1/2 tsp nutmeg  
1/2 tsp Allspice  
1/8 tsp ground cloves  
1/3 cup vegetable oil (can substitute 1/4 cup applesauce)  
1/2 cup brown sugar  
1 egg  
1 tsp vanilla extract  
3/4 cup pumpkin (canned or fresh, not filling)  
1/2 cup milk

### COATING:

1 stick unsalted butter (melted)  
2/3 cup granulated sugar  
2 tbsp. cinnamon

### DIRECTIONS:

Preheat oven to 350 and coat mini muffin pan with non-stick cooking spray.

In a large bowl, combine flour, baking powder, salt and spices and stir to combine. In a separate bowl, whisk together the oil, brown sugar, egg, vanilla, pumpkin and milk.

Pour in dry mixture and stir until just combined. Fill mini muffin tins 3/4 full and bake for 10-12 minutes.

While poppers are cooling, melt butter in a small bowl. In a separate bowl, mix together remaining sugar and cinnamon. After poppers cool for a few minutes, lightly coat them in butter and roll them in the cinnamon and sugar mixture. Enjoy!

