



Montevista Community Corner Newsletter December 2023



What's Up Montevista?

HOA Meeting Notes
Reminders!
Did You Know?
Notable Notes
A Message from the Post Office
December Fun For Everyone
Drones, Not Again!
Motorized Vehicle Vandalism Update
Recipe of the Month

HOA Meeting Notes

The Landscape Committee reports that Back to Nature has been working on fixing the damage in our pocket parks due to the vandalism perpetrated by electric dirt bike owners. Please read on for further information from Officer Jeffrey Blair, our Community Action Officer.

As a result of the unprecedented heat wave and lack of rain this summer, a few of our saguaros are leaning due to rot posing a safety risk to residents. As such, they will be removed.

The sewer line is finally being installed and connected off of Montgomery. Halleluja! According to Shea Homes, if everything progresses on schedule landscape re-establishment should begin shortly.

The Architectural Committee is up-to-date on applications. Lots of repainting is going on keeping our community looking refreshed and our property values high.

As is common during the holiday season, neighborhoods including our own have seen an increase in theft and vandalism. Suspicious-looking people unknown to members of our community have already been reported just hanging out on perimeter walls and beat-up cars have been spotted parked in random places in our community for several hours at night. Therefore, please stay vigilant and check with neighbors to see if they can confirm the identity of such individuals.

Reminders!

All residents should have received a letter in the mail regarding a change in our HOA dues. The amount owed starting in 2024 will be \$696 quarterly. If applicable, please be sure to adjust your Bill Pay accordingly.

According to Montevista CC&Rs, the acceptable time frame for displaying winter holiday decorations is November 15th until January 15th. All other holiday decorations should be displayed no more than thirty (30) days prior to the day of the holiday and removed within ten (10) days after the holiday.



If you see something in the neighborhood, on a street, or in a common area that needs to be addressed such as loose rocks on pillars, leaky landscape valves, vandalism, gates not closing, etc., please contact our management company, AZCMS at 480-355-1190.

If an issue requires attention during non-business hours, there is an emergency prompt that will contact the appropriate personnel.

Please take some time to re-familiarize yourself with our CC&Rs regarding rules and regulations, as well as prior to making any changes or additions to the exterior of your home. All residents were given a copy to sign upon closing. They are also located on our website, mymontevista.com.

Did You Know?

When a lost pet is scanned for a microchip, their entire body should be scanned due to the possibility that the chip could have migrated. However, as an owner, it is your responsibility to ask for a quick scan at your pet's annual physical exam making sure to ask if the chip is still working; whether or not the location of the chip is good, and that the information on the chip is accurate.

REMEMBER: Microchips save the lives of our pets and can reunite families with their beloved fur babies, so make sure to have yours checked regularly!

Notable Notes

It might be a good idea for safety's sake to keep your car keys beside your bed at night. Should you hear a noise outside your home or someone attempting to get into your house, just press the panic button for your car. The alarm will be set off and sound until either you turn it off or the car battery dies.

If your car alarm goes off when someone is trying to break into your house, odds are the intruder will not stick around. After a few seconds, your neighbors will be looking out their windows to see who is there; something the criminal will not like. Also, remember to carry your keys when walking to your car in a parking lot. Your car alarm can work the same way under these circumstances.

So, the next time you come home for the night and begin to put away your keys, think of this: Your keys are like a security alarm system that is already set and ready to go off from almost anywhere inside your house. This works whether you park in your garage or your driveway.



SUPER STAR **CAR WASH**

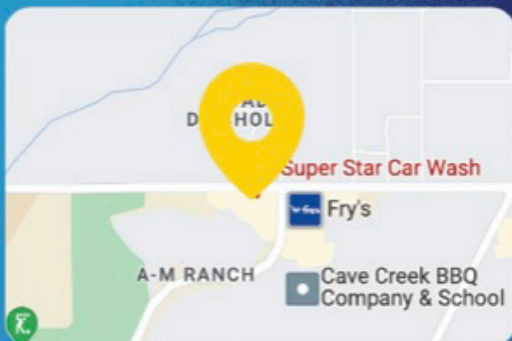
Hey Montevista!

★ **Claim your FREE**
Super Protect car wash



Scan with your mobile device to claim your free wash and find a location near you!

Open Daily 7:00am to 8:00pm



**4715 E Carefree Hwy,
Cave Creek, AZ 85331**

We Provide

- ✓ **Free Microfiber Drying Towels**
- ✓ **Free Access to Vacuums**
- ✓ **Free Tire Pressure Check**
- ✓ **super Fast Exterior Wash**

superstarcarwash.com

@superstarcarwashes

@superstarcarwashaz

A Message from the Post Office

Postal Customers: Please check your mail timely, and retrieve parcels from the lockers ASAP. Parcels left in the lockers for more than 3 DAYS will be pulled and sent to the Post Office on School House Road to be picked up. They will not be redelivered. Thank you.

Cave Creek Postal Management



NOW OPEN NEAR YOU!

LOCATED IN THE SUMMIT SHOPPING CENTER (32421 N SCOTTSDALE RD, STE 117)

PHONE: 480-590-1184

Please scan QR code to access company website for store hours, menu, online ordering, and more



For catering services, please submit inquiry via website or contact

ashlerhills@worldofsourdough.com

Lauren
STRAIT

602.300.9039

LaurenStraitRealEstate@gmail.com



Save Me In
Your Contacts

Cave Creek

December 2023

MARKET UPDATE

MEDIAN PRICE OF
NEW LISTINGS \$987K

PRICE PER SQ FT \$407

AVERAGE DAYS
ON MARKET 106

INVENTORY 93



Happy Holidays!

Dear Neighbors,

As the holiday season approaches and we prepare to bid farewell to another year, I encourage you to reflect on the joy that surrounds us. In a world often filled with negativity, our homes can be sanctuaries of warmth and happiness. As your local real estate agent, I ask that you to seek joy not just for the holiday season, but throughout the year.

Creating a cozy home is a journey, and it begins with cherishing the place where you live. Whether you're looking to embark on a renovation project to make your space even more inviting, or considering the idea of buying or selling in the upcoming year, know that the key to joy lies in making your home a reflection of your dreams and aspirations.

Speaking of buying and selling, I want to emphasize that the cost of waiting can be devastating to your investment. Interest rates can fluctuate, impacting your ability to secure favorable financing. If you've been contemplating a move, don't delay, as the New Year presents new opportunities to make it the most joyous one yet.

But remember, joy isn't just about what we receive; it's also about what we give. In the spirit of the season, let's aim to give joy to others, whether through acts of kindness, helping a neighbor in need, or simply sharing a smile. Small gestures can make a significant impact in our community.

As we approach this holiday season, I wish you and your loved ones a wonderful and joy-filled time together. May your homes be filled with warmth, and may the New Year bring you all the happiness you deserve. If you have any questions or if I can assist you in any way regarding your real estate needs, please don't hesitate to reach out. Let's make 2024 a year of joy and fulfillment! Thank you for making an impact on my life this year!

God Bless,

Lauren Strait

Your Local Real Estate Agent



LAURENSTRAIT.MYREALTYONEGROUP.COM



Drones, Not Again!

Unfortunately, several drones have returned to our neighborhood, flying around at night and hovering over residents' private properties. Here's what you need to know...



Drone operations are allowed in Arizona for recreational and commercial use, but they are subject to FAA regulations and state laws that prohibit criminal behavior such as trespass, privacy invasion, and harassment. One cannot fly a drone over private property if not a licensed pilot.



While property owners cannot prevent one from flying over their land, it is illegal to film individuals without their consent, trespass or break any other laws, and drone owners must maintain a clear line of sight with their drones at all times in case of power loss, which has the potential to cause injuries or damage.



Although the legality of drone surveillance varies by state, if a drone is flying on your private property and recording you without your consent, call the police. This is an invasion of your privacy.





Montevista neighbors,
How much risk are
you really taking?



Committed to
aligning your plan
with your values



Focused on
simplicity
and clarity



Dedicated to
trustworthiness
and transparency



We are an asset management company
that specializes in financial planning, tax
planning and estate planning.

Learn more, subscribe to our
newsletter, & schedule an
introductory phone call.



Next Board Meeting:
Thursday, January 18, 2024
at 6:00 pm
via Zoom.



Now that the weather is finally cooling off, it's a great time to enjoy the outdoors and play some pickleball! Our Montevista pickleball peeps groups consist of beginners, intermediate and advanced skill levels. We currently play six days a week on varying days depending on skill level, but all residents are welcome to come out any morning to see where they feel most comfortable. Our beginner/advanced beginner group meets on Mondays, Thursdays and Saturdays, and our more experienced/higher skilled players meet on Tuesdays, Fridays and Sundays. If you have any questions or wish to sign up for a group, please contact Lauren Polak at lpolak0125@gmail.com or text 602-421-4589.



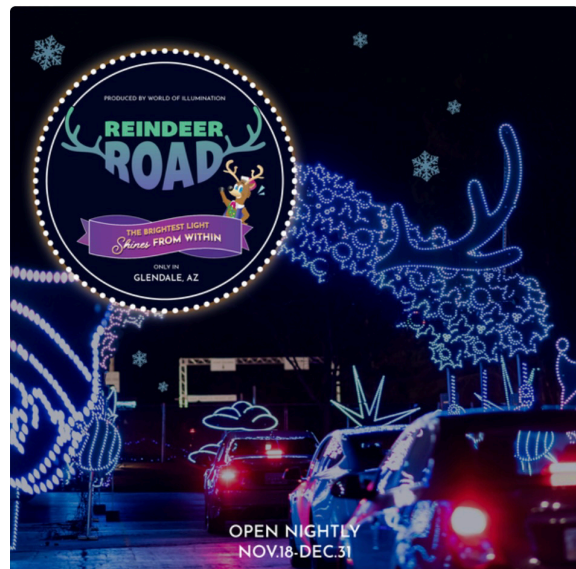
December Fun for Everyone!



Phoenix ZooLights,
Phoenix



The Polar Express,
Williams



Las Noches de Las
Luminarias at the
Desert Botanical
Garden, Phoenix



Arizona's Own
Christmas City, Prescott



MASSAGE, FACIALS, DERMAPLANING, WAXING

www.justbreathebyjodi.com

4859 E Eden Dr, Cave Creek, AZ

702-378-3457 text for easy appointment

Only mins from the Montevista Community

Therapeutic massage for pickleball players

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!!! ❤️



MORE WOWS,
LESS WORK,
AND PLENTY OF TIME TO SPEND
With The People
You Love

... ESTD 1957 ...
HONEY BAKED
Ham ^{CO}

Catering
Lunch
Meals

480.581.4440 | 4705 E Carefree Hwy, Ste. 111 | Cave Creek

Scan
To Order Online!



Motorized Vehicle Vandalism Update

The Board would like to thank our residents who assisted in getting the word out regarding the juveniles that have been vandalizing community property causing thousands of dollars in damages throughout parks in our common areas. It appears as if this activity has potentially stopped, but continued vigilance would be greatly appreciated. Unfortunately, according to Officer Blair, our Community Action Officer, the Tatum Ranch Golf Course was recently vandalized in a similar manner. Weeks earlier, juveniles were caught near Desert Ridge attempting to flee the police on their electric vehicles landing them in jail!

The following is Arizona Statute Section 36-64 regarding Motorized skateboard and motorized play vehicle; prohibitions; disclosure requirements:

- A. No motorized skateboard or motorized play vehicle may be operated on any public sidewalk, roadway, or any other part of a highway or on any bikeway, bicycle path or trail, equestrian trail, or shared-use path.
- B. No motorized skateboard or motorized play vehicle may be operated on any private property of another without the written permission of the owner, the person entitled to immediate possession of the property, or the authorized agent of either.
- C. No person shall operate a motorized skateboard or motorized play vehicle on any private property in a manner causing excessive, unnecessary, or offensive noise which disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to a reasonable person of normal sensitivity.
- D. The parent, guardian, or legal custodian of any minor shall not authorize or knowingly permit such minor to violate any of the provisions of this section. If a sanction is imposed upon a minor who is found to be in violation of this section, the parents or legal guardian having custody or control of the minor shall be jointly and severally liable with the minor for payment of the sanction, whether or not the parents or guardian knew of, or anticipated, a violation of this section.

Motorized Vehicle Vandalism Update continued...

E. it is unlawful for a merchant to sell motorized skateboards or motorized play vehicles without making the disclosures required by this section. Any merchant who sells motorized skateboards or motorized play vehicles within the City shall:

1. Post, in a prominent place at each location where motorized skateboards or motorized play vehicles are on display, a notice to the effect that operation of motorized skateboards and motorized play vehicles is prohibited:
 - a. On any public sidewalk, roadway, or any other part of a highway or on any bikeway, bicycle path or trail, equestrian trail, or shared-use path in the City of Phoenix; and
 - b. On any private property of another without the written permission of the owner, the person entitled to immediate possession of the property, or the authorized agent of either.

2. Provide a copy of such notice to each purchaser of a motorized skateboard or motorized play vehicle, either before or in connection with the purchase.

f. Except for violations of subsection E, violations of this section are designated civil traffic violations and shall be prosecuted and punished in the same manner as provided by law for other civil traffic violations. A violation of subsection E is designated a civil violation and shall be prosecuted and punished in the same manner as provided by law for other civil violations. (Ord. No. G-4224, § 2, 1999; Ord. No. G-4662, §§ 2, 3, 2004) Cross reference—Minors, ch. 22.

The Phoenix City Code is current through Ordinance G-7166, passed September 20, 2023. Disclaimer: The City Clerk's Office has the official version of the Phoenix City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.phoenix.gov

Hosted by Code Publishing Company, A General Code Company.



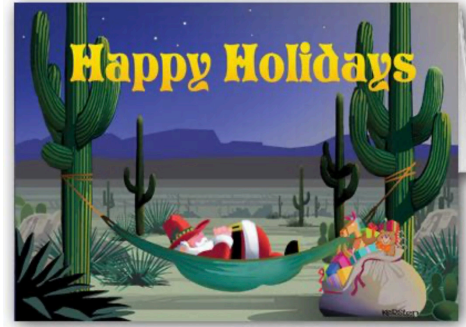
3 BROTHERS CONSTRUCTION
GENERAL CONSTRUCTION

Manuel Gutierrez
Owner
(602) 446-0766

OFFERING GREAT QUALITY AND SERVICE

- ❖ Carpentry
- ❖ Concrete
- ❖ Paver
- ❖ Paint
- ❖ Electrical
- ❖ Drywall & Texture
- ❖ Roofing
- ❖ Stucco
- ❖ Tile
- ❖ Synthetic Grass

SCAN TO SEE PROJECT PHOTOS
3brothersarizona.com/gallery



Pet Sitting *Et Obedience Training*



Pet Sitting
Dogs, Cats & Exotics

Private Lessons

Board & Training

Locally based in Phoenix AZ
Competed in AKC dog shows & horse shows entire life

Serving Phoenix, Scottsdale, Cave Creek Et Peoria

602-499-4355 | mary9003@att.net | maryingerson.com

Mary P. Ingerson
LLC





DR. JON TANNER CHIROPRACTIC AND ACUPUNCTURE

Over 25 years of practice

- CHIROPRACTIC • ACUPUNCTURE
- DRY NEEDLING
- SPINAL DECOMPRESSION

Licensed and Triple Board Certified in:

- Chiropractic - (cert. 1996)
- Acupuncture - (cert. 1997)
- Physical Medicine Modalities and Therapeutic Procedures (cert. 1997)
- Dry Needling for Sports Medicine and Trauma Rehabilitation (AZ - 2013)
- Advanced Certification for Dry Needling (AZ - 2014)



DR. JON TANNER



DR. JON TANNER CHIROPRACTIC AND ACUPUNCTURE

33755 N. Scottsdale Rd. #101, Scottsdale, AZ 85266 (Intersection of Scottsdale Rd. and Westland)

WWW.DOCTORTANNER.COM

480-595-6100

SAFE, AFFORDABLE, EFFECTIVE



Follow us on Instagram at Tannerchiropractic and on Facebook at Tanner Chiropractic - Dr. Jon Tanner

Recipe of the Month

Hot Cocoa Cookie Cups

INGREDIENTS:

Large Jet-Puffed Marshmallows
Maravillas cookies (light vanilla cookies in flower shapes)
Mini candy canes
Red and green confetti sprinkles
Tree-shaped sprinkles or other festive shape
White and chocolate icing
Marshmallow Bits



DIRECTIONS:

Place a dot of white icing on the edges of the petals of the cookies. Next, adhere a confetti sprinkle onto the dots in rotating colors.

Add white icing to the bottom of each large marshmallow and firmly place in the center of the cookie.

Squeeze chocolate icing over the tops of the marshmallows and spread with a toothpick. Then, place 3-4 marshmallow bits on top of the icing.

Cut the tops off of the mini candy canes using a kitchen scissors and attach it to the side of the marshmallow using a tiny amount of white icing on the ends to make them stick.

Firmly attach the tree sprinkles to the front of the large marshmallows, again using the white icing.

