



Montevista Community Corner Newsletter January 2024



What's New Montevista?

Looking Forward
New News
New Year's Resolutions
Reminders!
January Fun For Everyone
Recipe of the Month - Porky Pigs in a Blanket

Looking Forward

As we begin a new year, it's always a good thing to start on a positive note. So, take a minute and look around at the picturesque community we all call home. From our beautifully manicured parks, to our tot lot and courts, to our sidewalks and common areas and the many neighbors who enjoy them. Whether it's a walk with your dog or a friendly game of pickleball, basketball or the like; Montevista homeowners have a lot to be thankful for. Our reserves continue to be maintained at healthy levels year over year so homeowners do not have to worry about a special assessment to cover an unexpected event. Montevista is still a much sought after community for new buyers. Many thanks to our present and future Board members and volunteers who work hard so you don't have to!

New News

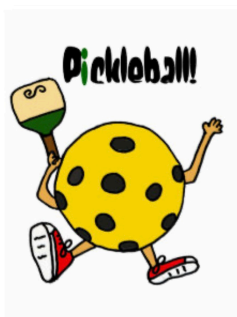
The December monthly HOA Board meeting was canceled in order to give members additional time to spend with their families this holiday season.

A paddle rack was recently approved by the Board and paid for with donations from multiple residents. It has been installed next to the ramada by the courts. The purpose of a rack system is to assist with the rotation of players thus allowing greater variety in games during open play. Being able to shuffle paddles between games enables players to interact with a variety of skill levels, or match skill levels should they wish. Sharing tips and learning from higher-skilled players by observing or playing with them helps foster a sense of community. So, come on out and see what this pickleball craze is all about! For those who are not familiar with how to use a paddle rack system, please see the following page for instructions.



How to Use a Paddle Rack

Slide the pickleball from left to right and **ALWAYS** know who is **NEXT**.





(480) 524-4304

Fax: (480) 304-3888

- Dr. Katka has been treating patients in Phoenix since 2004: www.drkatka.com
- Her clinic specializes in holistic treatments for a variety of chronic and acute conditions via individualized treatment plans using IV therapies, ozone and high-grade nutraceuticals, among others.
- She emphasizes self-empowerment and the role that patients can assume in working toward improved health and wellness.



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www.justbreathebyjodi.com

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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!!! ❤️





Reminders

To our residents old and new, a list of reminders just for you.

We live in an HOA so don't you forget,
our CC&Rs are your best bet!

But just in case you forgot a few,
here's a little refresher of what to and not do...

Please notify the Architectural Committee prior to making any changes to the exterior of your home. These include changes to landscaping, rock, turf, paint, etc. Contact information and forms are available on our website at mymontevista.com.

Do attempt to join one of our monthly Board meetings held on the third Thursday of every month at 6:00 pm via Zoom. This is especially important if you have any questions or concerns, or would like clarification on subject matter you are unsure of.


As the holidays are now over, please refamiliarize yourself with specific rules outlined in our CC&Rs Section 3.14 and 3.12c regarding Parking Enforcement. It is important that these rules be followed so that emergency vehicles have easy access to homes. With the existence of barriers to help slow traffic throughout our community, street parking creates difficulties for emergency crews and landscapers to navigate our roadways.

Do not back flush your pool into the street, washes, or other parts of the storm drain system. According to City of Phoenix City Code Section 23-33 and Section 32C, this is illegal. Each violation constitutes a separate offense. Instead, locate the cleanout closest to your home. Remove the cap and insert the drain hose a few inches into the pipe securing it so that it will not pop out. Check to make sure no water is backing up into the house. If water backs up, turn the pump off immediately as you may have a blockage or the flow rate may be too high.

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

Please contact Montevista's management company, AZCMS, if you have any questions pertaining to our CC&Rs or any other issue. To report a problem including after-hours, one can contact at 480-355-1190. Prompt #7 is for use after-hours. Their email address is support@azcms.com. Please do not call a Board member.

Don't forget that holiday lights are to be taken down no later than Monday, January 15th. Thank you.



Lauren
STRAIT

602.300.9039

LaurenStraitRealEstate@Gmail.com



Dear Montevista Neighbors,

As we approach the real estate landscape of 2024, I'm thrilled to highlight the distinct advantages of choosing Lauren Strait as your real estate agent, particularly in the realms of mortgage rates and creative financing:

Mortgage Rates Dropping:

- **Strategic Timing:** Lauren strategically times your transactions, leveraging economic indicators to identify periods of declining mortgage rates, ensuring you secure the most favorable terms.
- **Exclusive Network:** Lauren's well-established relationships in the financial sector provide you with access to exclusive rates and advantageous terms, giving you a competitive edge in the market.
- **Real-Time Updates:** Lauren's commitment to staying informed translates into real-time updates on changing mortgage rates, empowering you to act swiftly and capitalize on opportunities to save significantly.

Creative Financing Options:

- **Personalized Strategies:** Lauren excels in connecting you with contacts with tailored financing strategies to your unique needs, exploring government-backed programs and niche financing options aligned with your financial goals.
- **Alternative Paths to Ownership:** Lauren introduces creative financing solutions, such as lease-to-own arrangements and seller financing, expanding your options beyond traditional avenues for homeownership.
- **Negotiation Expertise:** Lauren skillfully negotiates financing terms with lenders, ensuring you not only secure your dream home but also the best possible financing package, optimizing your investment.

Choosing Lauren Strait as your real estate agent in 2024 means gaining access to a wealth of knowledge and a network of financial resources. Whether navigating dropping mortgage rates or exploring creative financing, Lauren is dedicated to ensuring your real estate journey is not only successful but financially savvy.



Save Me In
Your Contacts

Cave Creek

January 2023

MARKET UPDATE

MEDIAN PRICE OF NEW LISTINGS	1.182M
PRICE PER SQ FT	\$489
AVERAGE DAYS ON MARKET	72
INVENTORY	189

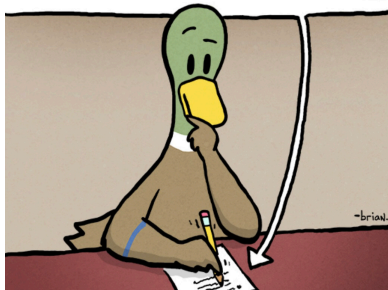
HAPPY NEW YEAR

New Year Resolutions

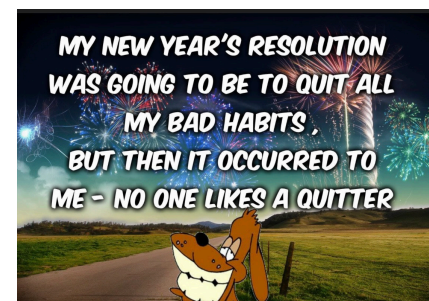
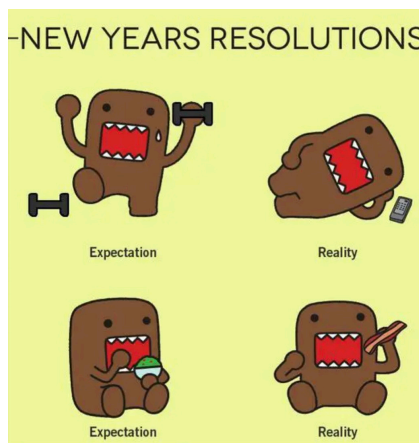
HAPPY NEW YEAR

MY NEW YEAR'S RESOLUTIONS:

1. GAIN WEIGHT.
2. SAVE LESS MONEY.
3. SET REALISTIC GOALS.



-NEW YEARS RESOLUTIONS



SUPER STAR **CAR WASH**

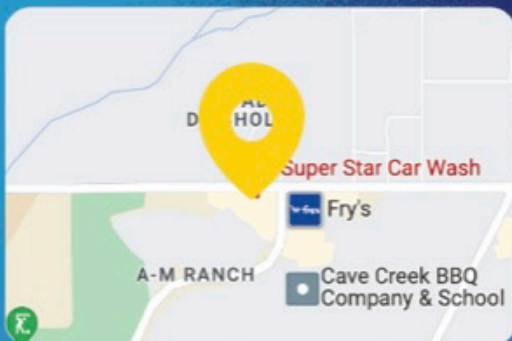
Hey Montevista!

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

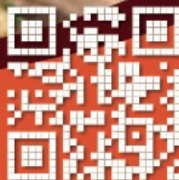
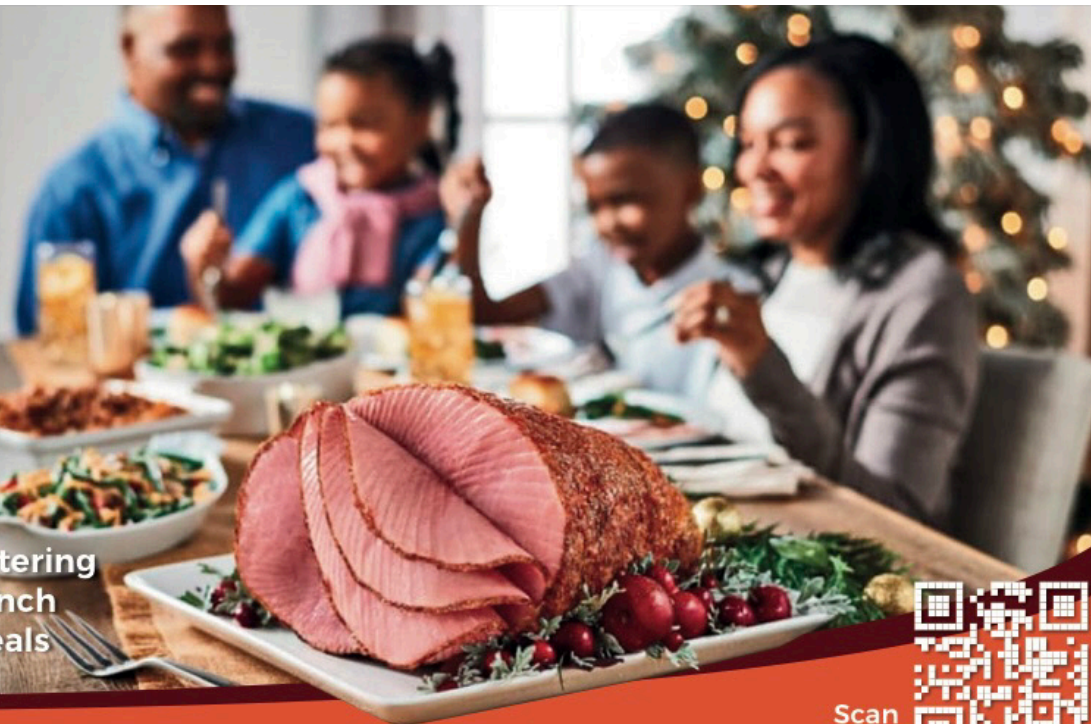


For catering services, please submit inquiry via website or contact

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

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HONEY BAKED
Ham CO

Catering
Lunch
Meals



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

January Fun for Everyone!



FRI, JAN 12, 2024 - JAN 14, 2024
Sonoran Fine Art & Wine Festival
Stagecoach Village Shopping & Dining Ce...



SAT, JAN 20, 2024 AT 7:30 PM
Eagles - The Long Goodbye
Footprint Center



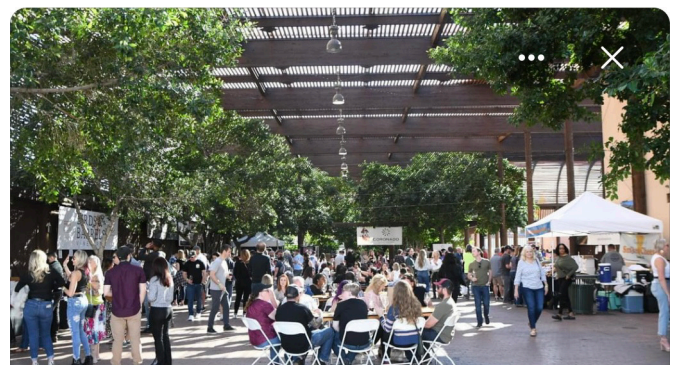
SAT, JAN 13, 2024 AT 12 PM
Cave Creek - Sonoran Fine Art & Wine Festival
Stagecoach Village Shopping & Dining Ce...



SAT, JAN 20, 2024 AT 8 AM
2024 Scottsdale Auction
WestWorld of Scottsdale



FRI, JAN 19, 2024 - JAN 21, 2024
31st Annual Winter Carefree Fine Art & Wine Festival
101 Easy St, Carefree, AZ 85377-9998, U...



SAT, JAN 27, 2024 - JAN 28, 2024
The Arizona Wine Festival - Jan. 2024
Heritage Square Park

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Mary P. Ingerson
LLC

Next Board Meeting
Monday, January 20th
at 6:00 pm
via Zoom

*Happy
New
Year*



3 BROTHERS CONSTRUCTION
GENERAL CONSTRUCTION

Manuel Gutierrez
Owner
(602) 446-0766

OFFERING GREAT QUALITY AND SERVICE

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- ❖ Paver
- ❖ Paint
- ❖ Electrical
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- ❖ Roofing
- ❖ Stucco
- ❖ Tile
- ❖ Synthetic Grass

SCAN TO SEE PROJECT PHOTOS
3brothersarizona.com/gallery



Recipe of the Month

Porky Pigs in a Blanket

INGREDIENTS:

1/2 cup all-purpose flour for dusting
2 rolls of pizza dough (13.8 oz) or frozen dough balls
1 pkg of 8 hot dogs cut into 2" pieces
2-3 bacon strips, crumbled
four cheddar cheese slices cut into small pieces
1 large egg, lightly beaten
water

DIRECTIONS:

Lightly dust a work surface or cutting board with flour. Spread out the dough. With a rolling pin, flatten out 8 pieces into 3" rectangular strips.

Press bacon bits and cheddar pieces firmly into strips of dough.

Using a paper towel, thoroughly dry the hot dogs; piercing each one three times with a fork.

Wrap each hot dog with a strip of dough making sure a small portion of the hot dog sticks out at each end. Cut off one end and save to make ears. Then make sure dough is wrapped around all but the snout. Brush entirety of dough with egg. Seal overlapping edges with water.

Using a straw, make two holes in the portion of hot dog that is sticking out to resemble a snout. Place pieces of bacon (or raisins) above and to the sides of the snout to resemble eyes.

Cut the leftover hot dog slices into triangles to make the ears and press into dough (see photo below).

Place seam side down spread apart on a baking sheet. Freeze until firm, about 30 minutes.

Preheat oven to 400. Bake one cooking sheet at a time until golden brown, 20-25 minutes. If making more than one sheet, keep second baking sheet chilled until ready to bake.

Serve warm with condiments of choice.





DR. JON TANNER CHIROPRACTIC AND ACUPUNCTURE

Over 25 years of practice

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- 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)

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