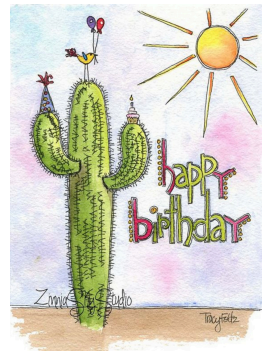




Montevista Community Corner Newsletter February 2024



What's Up Montevista?

- Monthly Meeting Notes
- Reminders
- New News!
- Architectural Committee News & Reviews
- Attention All Eyes...
- Happy Birthday, Arizona!
- Arizona Fun Facts
- February Fun For Everyone
- Coyote Season is Back!
- Recipe of the Month

Monthly Meeting Notes

Due to unforeseen circumstances, James Schrick, our Board President, stepped down from his role. Therefore, a vote was taken at our January monthly HOA Board meeting to elect a new president whereby John Polak was elected by a unanimous vote. James will remain on the Board as a Director-at-Large and will head up the Communications Committee. On behalf of the Board and residents of Montevista, we would like to thank James for serving as our first HOA President and for his leadership, guidance, and countless hours of hard work and dedication behind the scenes that has helped shape Montevista into the beautiful and well-maintained community that it is today. Thank you, James!

The Landscape Committee is happy to report that they finished the year under budget with a \$6,000 savings on water consumption despite a very hot and dry summer. The Board would like to thank the Committee for their research and Back to Nature for placement of an internet connected irrigation control system in the Main Park last year that resulted in these savings.

Mulch has been laid down throughout our parks to cover reseeding as a result of seeds that did not germinate in the fall. This is being done at no charge by Back To Nature.

The Communications Committee reported that since December of 2022 when this newsletter began to advertise, \$4,500 in revenue has accrued. This money will be reserved for social events and fundraisers on behalf of Montevista. We encourage everyone to attend these events as they are a great way to get to know your neighbors and have fun while doing so. Over 25 businesses have been actively pursued to advertise with us, and we would like to thank every one of them. Be on the lookout as additional ads are forthcoming!



Happy Birthday, Arizona!



Reminders!

Please check out subsequent pages for updates from our Architectural Committee and details on our upcoming Third Annual Montevista Pickleball Tournament.

Please note that the Montevista HOA Governing Board and its members, along with our management company, AZCMS, have no relation to the Montevista Community Group Facebook page. This page was started by two homeowners many years ago. Facebook is a social media platform; the Montevista HOA Board is not. Any "official" HOA business can be found on our website, mymontevista.com, in this newsletter or via text and email blasts from AZCMS. Residents are encouraged to join our monthly HOA meetings via Zoom held on the third Thursday of each month at 6:00 pm to stay up-to-date on everything Montevista. At the end of the meeting, the Board will be happy to answer any questions you may have. The the end meeting usually lasts an hour.

Additionally, Montevista CC&Rs are located on our website, mymontevista.com. It is recommended that residents review our HOA rules and regulations from time-to-time, especially when considering making any changes to your home. If you have any questions, feel free to contact our management company, AZCMS at 480-355-1190 or support@azcms.com.

New News!

Did you notice the traffic light on the west side of Dixileta and Scottsdale Road has been moved? Here are the reasons why...

The City of Scottsdale is beginning a series of improvements to a two-mile stretch of Scottsdale Road from Jomax to Dixileta.

According to the City of Scottsdale Transportation Master Plan, this section of Scottsdale Road will be converted to a complete street with updates to major intersections, landscaped medians, bike lanes, sidewalks and trails.

Planned changes include replacing traffic signals at Dynamite with a multi-lane roundabout with a speed limit of 20 mph both within and at all approaches to it; an 8-foot wide separated sidewalk on the west side; a 10-foot multi-use path or 8-foot trail on the east side; a high intensity activated crosswalk at Pinnacle Vista Drive; a 150-foot right of way and elimination of wet crossings.

One lane of traffic should remain open in each direction with short closures expected during project implementation. Construction is set to be completed in the Fall of 2025.



Architectural Committee

News & Reviews

The Architectural Committee, which includes Mark Bratman, Lee Brodsky, and Gary DeWood, has just added a new member, Christine Harper. Christine has agreed to join the Committee and brings with her a wealth of experience! She is an interior designer and an expert in color coordination. With her help, the Committee will begin the process of simplifying the paint process for Montevista residents. Please stay tuned for more information. Below are some highlights for homeowners to keep in mind:

- Any exterior changes in your home including front, side or rear yard require an application. Changes include exterior paint, replanting, new structures, outdoor kitchens, solar panel installation, artificial turf, or any other changes to the outside of your home.
- Application forms should be completed for any of your proposed changes and are available on our Montevista website, mymontevista.com. Forms should be submitted to our management company (AZCMS) who will screen them and forward them to the Architectural Review Committee (ARC). The Committee makes every effort to approve projects and is always willing to assist homeowners to get that approval. Please contact AZCMS at 480-355-1190 with any questions.
- Members of the Committee are all Montevista residents and are not professional architects. With complex projects such as new structures, enclosures, or other structural changes to your home, the Committee may enlist the help of an architect. Reasonable fees will be assumed by homeowners.
- The Architectural Review Committee has 45 days to respond to applications, but this often takes much less time.
- When your project is completed, please notify AZCMS so that the Committee can look at your home to ensure that the beauty and integrity of Montevista has been maintained.
- For wall paint, the required color is a Sherwin-Williams custom mix of colors and is listed as "perimeter wall color" on our Montevista website.
- Finally, the Committee is committed to maintaining the beauty and excellence of Montevista and is always willing to work collaboratively with residents.

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Mary P. Ingerson
LLC

Next HOA Meeting:
Thursday, February 15th
at 6:00 pm
via Zoom



Montevista's 3rd Annual Pickleball Open



March 2nd & 3rd 2024

Games Start at 10:00 AM, Warmup Start at 9:00 AM

All Montevista Pickleball Players ages 18 and older

Please RSVP to Lynn Conroy @ lynn.j.conroy@gmail.com No later than February 25, 2024

Men's Doubles, Women's Doubles, & Mixed Doubles

Random Drawing to determine teams will be held Friday March 1st at the Regular Friday Play time

Save the Date



Attention All Eyes... Check Out What We Advertise!

Hey Montevista! It's time to pay it forward and show your appreciation for our advertisers. These include new businesses, small businesses, our businesses, local businesses and more. There's something for everyone, but they will disappear without your help.

So, make it a priority to visit at least one of our advertisers a month and let them know that you're from Montevista. All ad proceeds go back to our residents into a separate account for the purpose of bringing our community together through social events and fundraisers for various causes throughout our greater community.

It's not an easy task finding businesses to advertise with us, so please take part if you can. If you have a contact with a reputable business that may help neighbors in need, please reach out to me, Lauren Polak, at 602-421-4589 or lpolak0125@gmail.com and I will do the rest.

Our rates are awesome with two months of additional advertising at no charge for new advertisers with a three month minimum term. Ads are also placed on our website at no charge. Rates and order forms can be found at mymontevista.com under 'Documents' or 'News' or just ask me!

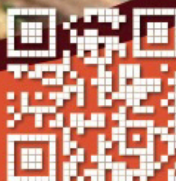
Thank you for your support and for supporting our advertisers.



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

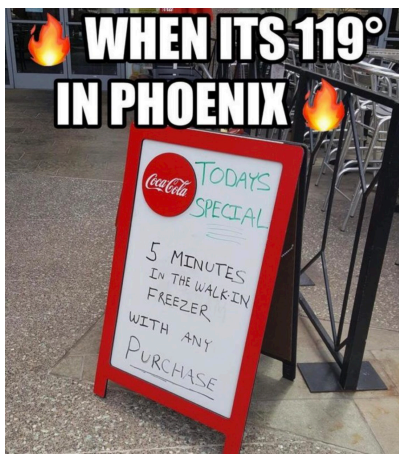
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Happy Birthday Arizona



NOW OPEN NEAR YOU!

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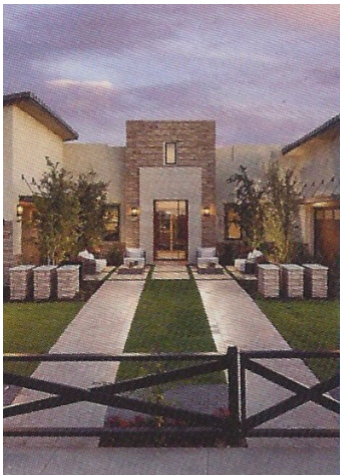
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- ❖ Synthetic Grass

SCAN TO SEE PROJECT PHOTOS
3brothersarizona.com/gallery



February Fun for Everyone!



FEB 3 AT 10 AM – FEB 4 AT 5 PM

Kierland Fine Art & Wine



Located on Florence's Historic Downtown Main Street
525 N. Main Street

Show Hours: 8 AM – 2 PM
Award Presentation: 2 PM – 3 PM
Participant Roll In: See Form

Merchandise & Business Booths
Food & Beverage Vendors
12/13 @ Main Street
MANY Sponsor Awarded Plaques
PLUS Trophies: 1st/2nd/3rd
Motorcycles & Chamber Fund!

SATURDAY, FEBRUARY 17, 2024 AT 8 AM – 2:30 PM
**7th Annual Memories on Main
Classics and Customs Car and
Bike Show**

Public - Event by Greater Florence Chamber of Commerce



WM PHOENIX OPEN

We Are the People's Open

RESPECT THE FANS
RESPECT THE PLAYERS
RESPECT THE GAME

FEB. 5-11 2024

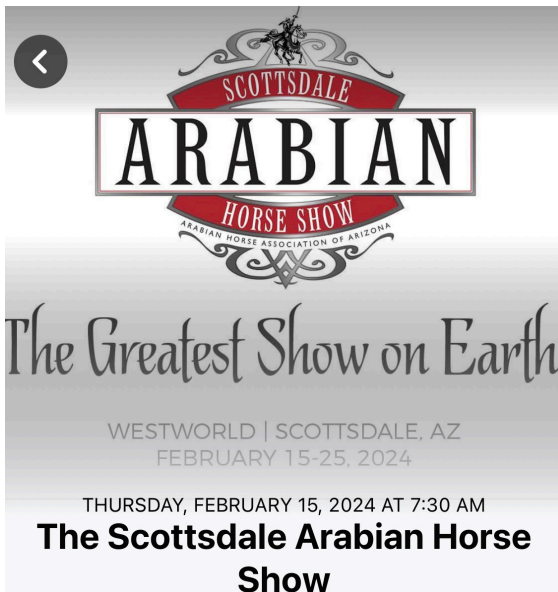


DUTCHMAN DAYS
BRUARY 23-25, 20

FEB 23 AT 1:30 PM – FEB 25 AT 4:30 PM

**Official Lost Dutchman Days
Rodeo 2024**

Public - Event by Lost Dutchman Days



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THURSDAY, FEBRUARY 15, 2024 AT 7:30 AM

**The Scottsdale Arabian Horse
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50 YEARS

Fountain Festival
OF FINE ARTS & CRAFTS

Fountain Hills Chamber of Commerce

February 23-25, 2024

Friday & Saturday 10am-5pm; Sunday 10am-4pm





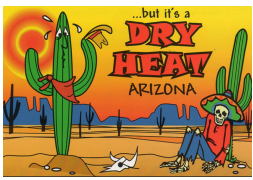
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- Dr. Katka has been treating patients in Phoenix since 2004:
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- Her clinic specializes in holistic treatments for a variety of chronic and acute conditions via individualized treatment plans using 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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Happy Birthday! Arizona Fun Facts



Arizona is one of the only states in the country to pass a law establishing an official piece of neckwear. In 1971, the Arizona Legislature passed a law declaring the Bolo tie the official neckwear of Arizona.

Arizona actually owns the London Bridge, which stretches across a channel of the Colorado River in Lake Havasu City. In 1968, Robert P. McCulloch, Sr., the founder of Lake Havasu City, bought the world's largest antique for \$2.46 million dollars.

More species of hummingbirds have been recorded in Arizona than in any other state.

Arizona has the only "Stupid Motorist Law." This states that any driver who willingly bypasses police-enforced barricades and becomes trapped is liable for emergency rescue costs.

The mean elevation of Arizona is 4,100 feet above sea level, and Arizona is home to 26 mountain peaks that soar above 10,000 feet.

If you cut down a saguaro cactus in Arizona, you could face up to a year in prison.

In 1975, Arizona helped revolutionize the fast food industry when McDonald's opened its first drive-through window in Sierra Vista.

SUPER STAR **CAR WASH**

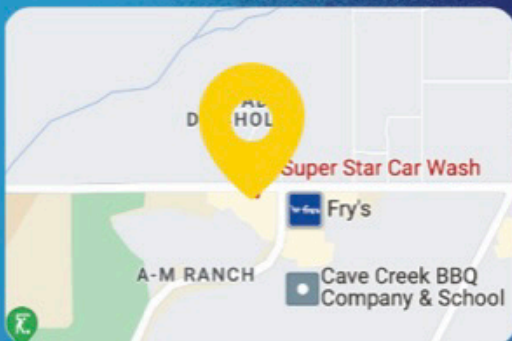
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Coyote Season is Back and They are Here!

It's coyote season again, which means sightings will be more frequent and behavior more aggressive through March. Coyotes of all sizes are capable of scaling a 5-6 foot tall fence in search of potential prey such as small animals, rodents, birds, reptiles, fruit, vegetables, pet food and trash.

Coyotes are not only agile, but intelligent as well, which is why they continue to survive and thrive in both urban and suburban areas. They oftentimes stalk their prey while observing their behavior prior to an attack. They will even stalk a person walking a dog on a leash, so keep your leashes short and your pets close by! This applies to any dog regardless of size as coyote packs are known to attack large dogs as well.

Coyotes are territorial. They roam large areas marking their territory in search of a mate. They are more likely to jump a fence rather than go around it. This is especially common during mating season. Jumping fences is a means of survival for coyotes. It enables them to have access to food sources, defend or expand their territory, and find potential mates. So, please do NOT feed the wildlife; this includes birds!

Should you encounter coyotes, the best ways to scare them off are to make yourself look big, wave your arms, clap your hands, yell in an authoritative voice, and grab objects to bang together. Throwing rocks and sticks will also make them feel unwelcome. Spraying them with a hose or water gun and strong smells that seem unnatural to them can be helpful in scaring them away as well. The goal is to overwhelm their senses by making the area around your home a scary one.

Below is a coyote recently spotted here attempting to build a den. A landscaper with Back To Nature thankfully took it upon himself to destroy the coyote den.





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Recipe of the Month

No-Bake White Chocolate Strawberry Cheesecake

INGREDIENTS:

1-1/2 cup crushed graham crackers
1/3 cup unsalted butter, melted
2 cups white chocolate chips
1/4 cup heavy cream,
2 (8 oz) packages cream cheese, softened
1/2 cup powdered sugar
1 teaspoon vanilla extract
1 cup fresh strawberries, diced
Whole strawberries and white chocolate shavings for garnish

DIRECTIONS:

In a bowl, mix crushed graham crackers with melted butter. Press into the bottom of a springform pan to form crust. Chill in the refrigerator.

Melt white chocolate chips with heavy cream in a double boiler, stirring until smooth. Set aside to cool slightly.

In a large bowl, beat the cream cheese, powdered sugar, and vanilla extract until smooth. Gradually mix in the melted white chocolate.

Refrigerate for at least four hours, or until set.

Garnish with whole strawberries and white chocolate shavings before serving.

