



# Montevista Community Corner Newsletter September 2023

## What's Up Montevista?

Important HOA News!  
If You Have a Pool...  
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Bobcats - Just Another Pretty Kitty?  
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## Important HOA News!

The Montevista Homeowners Association Board is proceeding with ongoing pavement maintenance for 2023. Frank Civil Consulting will be managing and overseeing Copper State Pavement for the project. Please review the page entitled "Montevista Pavement Maintenance Project" contained in this newsletter, as well as the page that follows it for a map of specific locations and closure dates.

## Save the Date

Montevista will be holding a HUGE Halloween event on Sunday, October 29th in the Main Park. Many more details are still to come, so be sure to check out our October newsletter!

## If You Have a Pool...

Please note that if you have a pool, it is a violation of City of Phoenix law to backflush or empty a pool onto a city street, right of way, property (including retention basins or catch basins), and storm drains.

To learn the proper way to drain and backwash your pool; to have the water you use to refill your pool removed from the City sewer calculation fee based on water usage in January, February and March of each year; and to estimate the cost to refill your pool, one can visit:

<https://www.phoenix.gov/waterservices/customerservices/generalinfo/poolinfo>

A copy of the City of Phoenix Water Services Department article entitled "Drain and Backwash Pools Legally" is part of this newsletter, so be sure to read on...



# Montevista Pavement Maintenance Project

The Montevista Homeowners Association Board will proceed with ongoing pavement maintenance by Copper State Pavement according to the map shown on the subsequent page. The work will include crack sealing and emulsified seal coat application. Be sure to check specific locations and closure dates as there will not be any vehicular traffic in your area during certain portions of the work. There will be "windows" to allow vehicles access. Please be patient when encountering crews and barricades throughout the community. Dates are as follows:

**9/25/23: RED SECTION - crack cleaning, sealing and seal coating with NO VEHICULAR ACCESS for 24 hours from 7AM to 7AM.**

**9/27/23: BLUE SECTION - crack cleaning, sealing and seal coating with NO VEHICULAR ACCESS for 24 hours from 7AM to 7AM.**

As noted, please review the sequencing map on the next page which breaks down the closures into separate colors. Each color has a corresponding date listed above. Should your date be cancelled due to inclement weather or unforeseeable circumstances, impacted residents will be notified via text and emails blasts with revised dates.

When your section is due for closure, no vehicular access into driveways or parking lots will be allowed from 7AM to 7AM the following morning or until barricades are removed. On the day you are impacted, you will need to park at the closest adjacent area on the street outside of your designated section. Please park on the same side of the street whenever possible when parking outside of your section, as well as three car lengths from the barricades. There should be no parking by guests or vendors during this process in order to minimize impact on residents and crews.

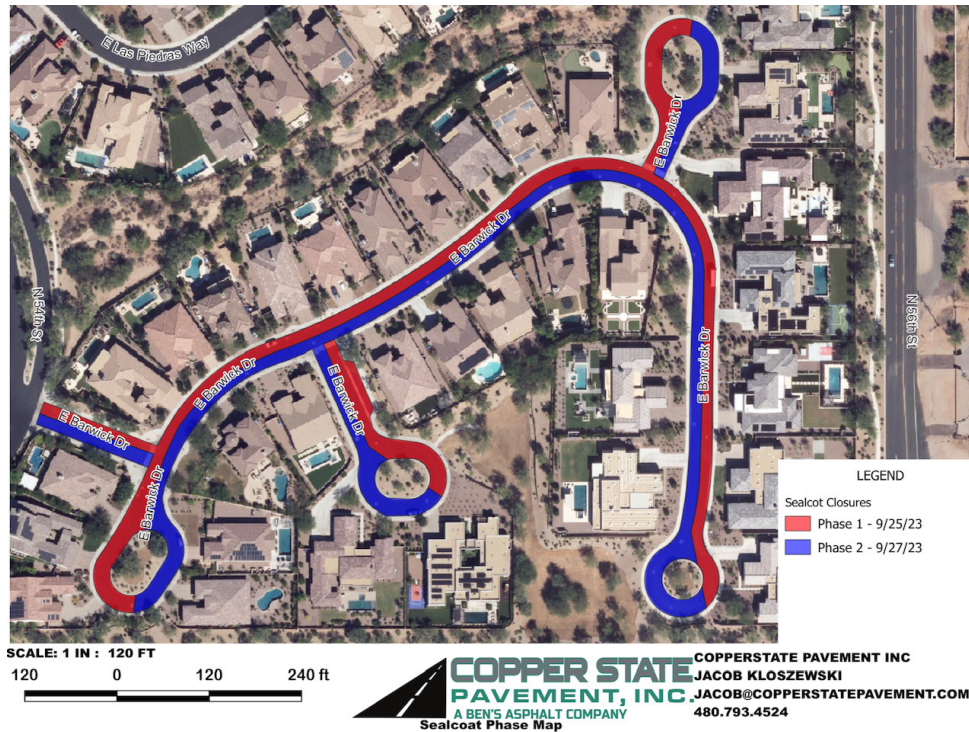
On the day of your impacted location, there will be walking access to across the seal coat closure only. Cones will be placed in each driveway as a reminder. Once removed, the street will be open for traffic. A 24-hour warning notice will be placed in affected areas. Please let AZCMS know of any special circumstances regarding mobility or access to and from your home during the closures so that assistance can be provided, if possible.

Additionally, make sure there are no landscape/deliveries or routine maintenance service on the day of your impacted location, and keep landscape irrigation off during your phase. Obey all traffic control devices, which are there for the safety of both residents and workers.

If you have any unanswered questions, please contact our management company, AZCMS at (480) 355-1190. Thank you for your patience and cooperation in the continued maintenance of our beautiful community.

**Please see the following page for maps of specific locations and closure dates.**

# Montevista Paving Maintenance Map for 09/25/23 and 09/27/23



Again, if you have any questions or concerns, please contact Montevista's property management company, Arizona Community Management Services (AZCMS) at (480) 355-1190. Thank you!



## Drain and Backwash Pools Legally\*

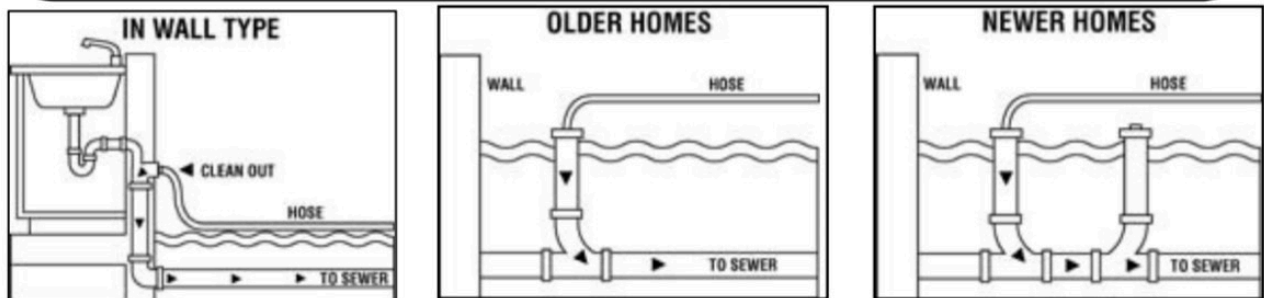
### Here's How:

When you need to backwash your pool filter or drain the pool, try to [use the water to irrigate landscaping](#). Do **not** drain pool water into the streets, alleys, washes, ditches, or other city of Phoenix right of ways.\* (These are part of the storm drain system)

If you have to drain a large amount of water - such as emptying the whole pool - [put it down the home's sanitary sewer cleanout](#)! The cleanout is usually located next to the house at the point closest to the city sewer line, and can usually be found outside a bathroom or kitchen. On some older homes, the cleanout is located in the wall; on other homes it is at ground level, but may be hidden or covered. If you have an alley, cleanouts are usually found in the backyard. A threaded black cap, 3 to 4 inches in diameter, covers the opening. If you cannot locate the cleanout, call the Storm Water Management Section at 602-256-3190.

### Procedure for using the sanitary sewer cleanout:

- Locate the cleanout. If there are two, use the one closest to the home.
- Remove the cap and insert the drain hose a few inches into the pipe.
- Secure the drain hose so it won't pop out.
- Turn on the pump.
- Immediately check to make sure no water is backing up into the house. Drains in showers and tubs are the first places to check.
- If the water backs up, turn off the pump immediately. You may have a blockage or flow rate may be too high.



**The maximum recommended discharge rate into the cleanout is 12 gallons per minute.** The safest approach is to rent a submersible pump, connect it to a garden hose and slowly empty the pool. A pump that operates at 700 gallons per hour (11 to 12 gallons per minute) is about the right size.

\* City Code Section 23-33 and Section 32C 'Storm Water Quality Protection' prohibit discharging or allowing water to escape into a city street, other right of way, storm drain or other city property. A violation of these sections constitutes a class 1 misdemeanor and may result in a fine of up to \$2,500, imprisonment of up to six months, probation not to exceed three years, or a combination of all three. Each incident or day of violation constitutes a separate offence.



*Lauren*  
**STRAIT**

602.300.9039



Save Me In  
Your Contacts

## *Cave Creek* **MARKET UPDATE**

**August 2023**

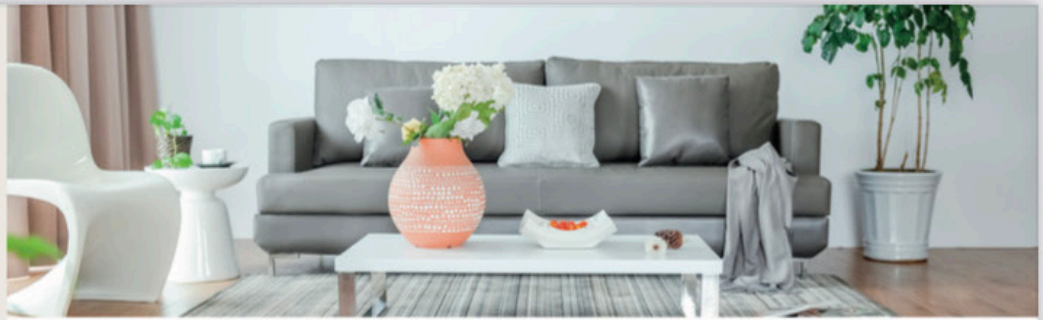
MEDIAN PRICE OF  
NEW LISTINGS \$850K

PRICE PER SQ FT \$412

AVERAGE DAYS  
ON MARKET 101

INVENTORY 118

**ONE** REALTY**ONE**GROUP



# *Dear Neighbor*

**I just wanted to send a little note to let you that I am a licensed real estate agent in the neighborhood!**

I grew up here in Cave Creek and my husband and I are raising our twins boys up here too! Go Falcons! I have seen so much growth in the past 25 years and know all the secrets of each community, the best restaurants, hiking trails, and even volunteer opportunities.

I am also a member of a highly-skilled professional network familiar with the local market and real estate trends. We specialize in residential listings and purchases and have a celestial record of getting the best of our clients.

If you or someone you know is interested in buying or selling a home, or would simply like more information, please call or text me anytime. I will be more than happy to help.

I'm also an income property owner and was able to successfully get our other neighbor's property rented within 24 hours of listing it on the market. Let me know if I can be of assistance in that regard.

*Call me for a free home valuation  
or if you're just needing a glass of wine.*

LAURENSTRAIT.MYREALTYONEGROUP.COM



# Bobcats Just Another Pretty Kitty?



Bobcat sightings are fairly common in Arizona. In the Sonoran Desert, they have adapted to survive in marginal habitats; those that may not be rich in prey or shelter. Bobcats can be dangerous like most wild animals are, but they typically do not attack humans or initiate contact with them. They can, however, be dangerous when startled if they feel that they are in danger, or if rabid.

Bobcats will usually change their shelter on a daily basis. However, at times they may decide to call your home their own. Should this be the case, make sure to keep your pets in a secured area and feed them inside. Close any openings in fences and keep foliage trimmed to deter them from using these areas to hide, rest and stay out of the sun.

Feeding bobcats, whether intentionally or not, can give them a sense of comfort and lead them to venture into neighborhoods in search of rodents, domestic birds, unattended small pets, water, shade or other shelter. Water in pools, birdbaths, fountains, and pet dishes are also common attractions.

So, what can you do if a bobcat shows up unexpectedly in your backyard? First, do not approach or turn your back on it. Slowly back away; do not run as this can provoke the bobcat. Spray them with a garden hose or bang things together to scare them off with the loud noise. If confined, open a gate and allow the bobcat to leave on its own. If kittens are present, consider leaving them be for a week or two until they are big enough to leave on their own. If all else fails, contact your local county animal control office or the Arizona Game and Fish Department at (602) 942-3000.







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[www.justbreathebyjodi.com](http://www.justbreathebyjodi.com)

4859 E Eden Dr, Cave Creek, AZ

702-378-3457 text for easy appointment

**Only mins from the Montevista Community**

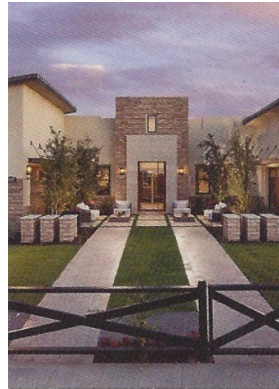
Therapeutic massage for pickleball players

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!!! ❤️



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



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*Mary P. Ingerson*  
LLC



# When Lightning Strikes...



If unfortunate enough to be caught outdoors in a lightning storm, the first thing to do is crouch down as low to the ground as possible. The closer you are to the ground, the less likely it is that you will be struck. However, seek shelter immediately, when possible, even if caught out in the open.



Be aware that lightning can strike without warning. If you feel your hair begin to stand on end or your skin start to tingle, this means a lightning strike is imminent and you should immediately get into a crouched position if outside.

In order to minimize potential hearing loss caused by a loud clap of thunder from a nearby storm, be sure to cover your ears tightly with your hands.

Do not touch any materials that may be conductive - avoid downed power lines, water, electronic equipment, windows, doors, porches and concrete. If outside, the only thing that should be touching the ground is the balls of your feet. Lightning can hit the ground first prior to entering your body. So, the more you can minimize contact with the ground, the less chance there is of this occurring.

Don't forget the phrase, "When thunder roars, go indoors!"



Montevista neighbors,  
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you really taking?



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**DR. JON TANNER**



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# Recipe of the Month

## Chinese Chicken Salad

### Light and Refreshing

#### INGREDIENTS:

1/3 lb rice noodles (optional)  
2 chicken breasts,  
steamed/shredded  
one head iceberg lettuce, chopped  
3 green onions, diced  
1 cup celery, thinly sliced  
1 small cucumber - peeled,  
seeded, thinly sliced

#### DRESSING:

6 Tbsp. sugar  
7 Tbsp. rice wine vinegar  
1 tsp. salt  
1/4 tsp. white pepper  
1 tsp. lemon juice  
1/4 tsp. Five Spice  
Powder  
1/4 cup Canola oil



#### DIRECTIONS:

Place chicken in a steamer basket with 1-2 inches of water in the bottom of a medium-sized saucepan. Simmer over low-medium heat for 20 minutes.

Dressing: Combine sugar, rice vinegar, salt, white pepper, lemon juice, Five Spice and oil. Shake well and set aside.

Mix 1-2 tablespoons of dressing with the shredded chicken and place in an air-tight container. Marinate in the refrigerator for at least a few hours, shaking occasionally.

Break apart rice noodles and fry in small bunches. Remove with a spatula as soon as they blow up and place on paper towels to soak up excess oil. Mix well with veggies, chicken, noodles and dressing. Serve chilled.

