



**Approved Copy
548th Minutes of the
Hillcrest Improvement
Association
Board of Directors
December 10, 2024- 6 pm
(Pool Pavilion)**

Board Members Present:

President, Judith Levin; VP/Architecture Chairperson, Steve Larson; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Grounds/Pool Chairperson, Dave Hendrickson; Outreach/Hospitality, Sandy Matchette

Joining from the Community: Kendra York, Molly York, Elizabeth d'Huart, Jerry Gries, Antoinette Schindlbeck, John Mazich, Kenny Roynestad, Victoria Greenfield, Ted Gates, Catherine Gates, Carole Groux, Anne Compton, Winkie Schwartz, Brenda Boyd, Christy Dix, Stephen Hayes

President Judith Levin called the meeting to order at 6.01 p.m.

Public Forum:

An email from an absent neighbor was read concerning the feeding of pigeons that is causing her much work to clean up after their droppings. Her time is being wasted and her water bill has increased because of this.

This is not the first time this problem has been brought up and the residents feeding the birds have been contacted. If the neighbors chose to ignore the request to stop, there is not much the Board can do to change their minds. The President, Judith, pointed out that since feeding pigeons is against city law, residents should take it up with the City of Phoenix. It was pointed out that there needs to be three neighbors who are concerned to file the complaint.

It was also suggested that specific feeders and seed could be used for specific birds that are not pigeons. Generic feeders and seed bring pigeons, raccoons, roof rats and other unwelcome guests as the unwanted seed falls to the ground.

Our Luminaria Chairs, Molly York and Kendra York, picked up the supplies for Hillcrest from Moon Valley Homeowners' but it was more involved than first thought to get the more than 1,000 bags and candles ready for the Cul de Sac Captains. They expect to be ready this weekend. They noted the overwhelming support from the community volunteering to be captains and thanked the volunteers.

They also mentioned the Moon Valley Homeowners invited us to attend their Board Meetings and expressed interest in attending ours.

One resident thanked the Board for their hard work.

Secretary's Report:

Motions: Sandy Kaye made a motion to approve the November 2024 Monthly Meeting Minutes. The November minutes were approved unanimously.

Treasurer's Report:

Cheri Gries reported computer difficulties and that the Financial report will be delayed until later in the week.

Old Business:

Nominating Committee:

Nothing to report

Welcome Wagon Update

Sandy Kaye reported that she mistakenly thought the position of "Welcome Wagon Greeter" was filled after talking with a neighbor about the job. While the resident is enthusiastic about helping the neighborhood, she is not ready to commit to a permanent position. Apology extended.

A Welcome packet was suggested. This position and packet will be addressed next year with the 2025 Board.

New Business:

Streets, Long Term

This discussion was started with a statement and questions from a resident about the need to raise the dues every year to replace our roads. The increase is a burden to residents on fixed income. They discussed (1) replacing the roads from the foundation up, (2) repaving the roads to replace the top layer from wear and tear and (3) resurfacing the roads for minor issues. They raised the question do the roads really need to be dug up and replaced? They said that they preferred that money be better spent by resurfacing.

A discussion followed. Our former Treasurer, John Lavender, worked out a budget so that we would have sufficient funds to replace the roads in 2031 with the sum of \$874,000, by raising our dues each year. Jeremy discussed the spreadsheet and timeline.

There was discussion on doing this annually or taking out a \$7,500+ assessment when the work actually needs to be done. It was pointed out that if the annual dues increase is a problem, what

about the assessment? If the money is not raised, what would happen to the roads and our property values?

There was more discussion on the Civil Engineering Firm that did the original study and the validity of their report. Should we hire another firm or two for an updated study? Core samples were taken but perhaps that needs to be repeated. It was also pointed out that it is possible the foundation on our streets is not commercial strength like on main roads. We would like to know.

Leash Law

Both the City of Phoenix and Hillcrest have leash laws. Residents are reminded to respect those laws.

Parking on Streets

One particular problem of trucks being parked on the street overnight has been resolved. Some residents talked about finding vehicles that didn't belong to them parked in their driveways. In some cases, the police were called. HIA now has a towing agreement due to an earlier incident where the police could not tow a vehicle out of Hillcrest because we have private streets. Only designated Board Members can authorize the service. Please contact the Board if you have a need for removal of an illegal vehicle.

Approve 2025 Budget

Treasurer, Cheri Gries, pointed out we have \$84,000 in our reserve fund.

Cheri made a motion to approve the 2025 budget. It passed unanimously.

Mailing v. Email notification

Both Cheri and Sandy listened to the Mulcahy Law Firm First Friday info call. Cheri asked the question as to what announcements/documents must be mailed via the Post Office. Beth Mulcahy responded that Annual Meeting announcements, Special Meetings that require membership vote and ballots need to be mailed. We are investigating sending next year's dues invoices via email.

Committee Reports

Architecture Report:

HIA Architectural Committee Report for December 10, 2024 meeting

There were three requests this month for approval of architectural/property changes submitted between the November board meeting and this meeting.

Vicki Greenfield submitted a request to remove concrete strips on both sides of her driveway and replace concrete pavers at the landing in front of her side gate. A black iron gate will be installed, similar to many found in the community. Other paver work includes a patio area behind a block wall in the front of the house, which is not visible from the street or any other property.

The changes in this request fall within the rules in the CC&Rs and meet the suitability requirements mentioned therein. Examples of the pavers and black iron gate can be found in a number of homes in the community.

This work has already been completed.

Sandy Matchette submitted a request to remove the cement driveway and sidewalk to the front entrance of her home. Matching pavers in these areas will be installed, along with irrigation pipes to cross the driveway area. These changes align with examples already found in the community and fall within the rules in the CC&Rs.

Catherine and Ted Gates submitted a request that continues the work they have begun in the front landscaping and home wall areas visible from the street. The changes submitted this month include installation of a new front gate and replacing wrought iron motifs strategically located on the exterior front walls of the home. The request included designs of the new motifs as they would appear on the home. These changes are approvable as submitted and bring a fresh look to the street view of the home.

All of these requests were approved without modifications. .

The chair of the Architectural Committee noted that someone who attended the November meeting thought the chair said that it was not necessary for a property owner to receive approval before removing a tree from their property. The minutes of the November meeting were reviewed and the board was asked about this, but no evidence was available to support it. The chair of the committee reinforced that all changes to an owner's property that are visible from the street or any neighboring property must be approved before any changes start. The CC&Rs have information detailing this process.

Membership Report:

Data Current As Of: 12/09/2024

Last HOA meeting: 11/12/2024

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 1

- 2 East Tam Oshanter Drive

Homes for Sale: 0

Rentals: 2

- 3 East Piping Rock Road

- 14029 North Medinan Drive

Vacant properties: 1

- 145 East Boca Raton Road (due to recent death)

Properties with under age 55 occupants: 2 (17 allowed):

- 9 E Calavar Road

- 109 E Tam Oshanter Drive

Grounds/Pool Report

DECEMBER 10, 2024

Pool report:

Our pool continues to receive excellent service from High Priority Pools. With air and water temperatures cooling down, we are using less additional chlorine tablets and liquid chlorine shock.

On November 25th, the Maricopa County Environmental Services performed its unscheduled inspection of our pool. The inspector tests the water for proper chemical levels, ensures that no patio furniture is within 6-feet of the edge of the pool, a ring buoy and life-saving hook are in the pool vicinity, proper signage for keeping the gates closed and locked at all times are present, Maricopa County pool regulations sign is posted, and the pool gates automatically close and latch from a 4-inch open position. Our pool passed all inspections.

Continued thanks go out to our daily pool testers Barbara, Clay, and Vicki.

A motion was made by Dave to hire SavATree to remove the dead/dying pine tree on Piping Rock for a cost of \$2,619, which cost includes the use of a Trammel Crane. It passed unanimously.

Piping Rock pine tree:

Unfortunately, the pine tree on the island at the west end of Piping Rock has been infected with the same insect infestation that has affected many pine trees in the valley. The Board obtained the opinions of three tree experts and they all agreed that the tree cannot be saved, (the arborist said the tree only has about 1-2 years left).and therefore, must be removed before it creates a hazard. Removal quotes were received as follows:

- Broken Limb - \$2,200
- SavATree - \$2,619
- TMC Landscape - \$3,400

I spoke with Paul of Broken Limb, and his plan is to cut branches and tree trunk sections and let them fall to the ground. He said some damages will probably occur to the landscaping below the tree. I suspect that the concrete edging, grass, irrigation, and street could also be damaged.

SavATree's quote includes the use of a Trammel Crane to lower the cut branches and tree trunk sections to the ground to mitigate possible damages to the areas below the tree. For that reason, I recommend using SavATree to remove the pine tree, and make the following motion:

I make a motion to hire SavATree to remove the dead/dying pine tree on Piping Rock for a cost of \$2,619, which cost includes the use of a Trammel Crane.

Tam Oshanter pine tree at east end:

HIA President, Judith Levin, met with the arborist from SavATree to assess the condition of the pine tree at the east end of Tam Oshanter. I was out of the state at that time so I was not involved with the assessment. I will defer to Judith for her report on this tree.

Common area tree maintenance:

In mid-2023, the Board asked for and received a common area tree assessment from TMC Landscape. The assessment itemized all of our trees and what needs they had at that time. For reasons out of the Board's control, the tree maintenance work has not yet begun. To expedite this work, the Board has now received quotes from three tree care companies, as follows:

- Broken Limb - \$12,600
- TMC - \$14,877
- SavATree - \$25,422

Broken Limb is not an arborist; however, they have almost 40 years of tree care experience and for more than 25 years they were the exclusive tree care vendor for the HIA. Their quote was generic in nature without describing what work would be done to each tree. Broken Limb has built a sound reputation for tree care in our community.

TMC Landscape is our current common area landscape vendor and does have a business partner that is an arborist. The delay in getting this work done by TMC was due to an accident to their main tree trimming expert, weather issues, and time of year issues. I believe TMC has the expertise to perform the work, but their continued delays were somewhat frustrating and allowed an additional year's worth of growth to the trees, thereby increasing the cost of this work. Their initial assessment described what work each tree needed.

SavATree is an arborist but they submitted the highest quote at double the cost of the lowest bidder. However, they are highly regarded and I believe they will most likely do the best work of the three bidders. Their quote included descriptions of what work will be done to each individual tree.

With the above considerations, and cost being the main consideration, my recommendation is to hire Broken Limb for this work; however, Board discussion of this matter should take place to determine what is best for the community.

This decision was tabled for the moment.

Island solar lights:

Ed Jeter and Steve Hayes have suggested a type of lighting that might work best for our islands. Further research is being done on this matter and will be reported on at a later date.

Lamplighters:

It has occurred to me that most of our residents probably do not know what our lamplighters, Steve Hayes and Kenny Roynestad, do to keep our community lit up at night. They go out at night to the two entrances, island at the west end of Boca, and both parks to locate lights that are not working. Most of the time, the lights simply have a burned-out bulb. They mark the lights' location, then go back during daylight hours to replace the bulb. But it's not as simple as that. They must lug an 8-foot ladder to each location, climb to the top of the block wall, remove the white plastic insert inside the decorative wrought-iron cage, remove the bulb and replace with a new bulb, then replace the white insert and climb back down the wall. All this while being on the lookout for scorpions, bees, black-widow spiders, and other creepy crawlers, and not losing their balance while walking a tight-rope along the top of a very high wall. It's not work for the weak kneed among us! So, Steve and Kenny, our continued thanks go out to you!

Outreach/Hospitality Social Report:

The attendance at LaPosada numberd 84! Sandy Matchette thanked the hosts:

Jayne and Gordon Weagle, Rob and Dawn Harman and Donna Cornell.

Special thanks to Barbara Frandsen for the name badges and route scheduling and Santa (Tom Doely) for showing up at our event.

The Pool Pavilion is reserved for December 14th and January 18th.

Landscape advisory committee:

The End of Year Report, sent out with the Agenda, was reviewed by Judith.

Notice of Next Meeting: January 14, 2024 at 6:00 p.m. on Zoom

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 7:34 p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary

Addendum to the Minutes

A vote was held via email for the tree trimming vendor previously discussed at the meeting. The vote was unanimous for Broken Limb. Dave will schedule the work.

