



**Approved Copy
566th Minutes of the
Hillcrest Improvement
Association
Board of Directors
July 14, 2026- 6 p.m.
(Zoom)**

Board Members Present:

President, Randy Parker; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Colleen Donimari; Infrastructure Chairperson, Dave Hendrickson; Outreach Chairperson, Dick Krause; Hospitality Chairperson, Sandy Matchette

Absent: VP/Architecture/Landscape Chairperson, Ted Gates

Joining from the Community:

Molly York, Kendra York, Nancy Kroening, Mike Farrell, Kenny Roynestad, Brent Laisure, Rob and Dawn Harman, Mark and Kathy Hellan, Ed Jeter, Thomas Mirasola, Winkie Schwartz, Anne Compton, Lea Stewart, Mark Donimari, Wendy Sticht, Barbara Frandsen, Ellen Kirschbaum, Vicki Greenfield, Jayne Weagle, Judith Levin, Elizabeth d'Huart. (17% of the community attending not counting the Board, 23% with)

Randy Parker called the meeting to order at 5:59 p.m.

President's Report

Quorum present.

Randy announced guidelines for speaking. Speak when recognized by the President and please respect the 3-minute limit. State your name for the Secretary to note in meeting minutes.

Call to Public/Members Forum

Nancy Kroening thanked the neighborhood for coming together and helping one another after the monsoon storm. She said we were lucky we did not suffer more damage.

Sandy Kaye updated the HIA to the fact that John Bosch's meeting with the City of Phoenix had been postponed.

Ellen Kirschbaum brought up the new item of Code of Conduct to the agenda. She said it was not good practice to add something at the last minute because the members may wish to comment and would be unaware that it was being discussed. She suggested it be addressed at the next meeting. Sandy Kaye removed the Code of Conduct from the agenda in deference to Ellen's expertise in matters like this.

Secretary's Report

Sandy Kaye made a motion to approve the minutes from the June Board of Directors' meeting. Dick Krause seconded. It was approved unanimously.

Treasurer's Report – Cheri Gries

June 2026 Treasurer's Report

Tuesday, July 14th Meeting

Largest expenses:

Water	\$ 6,865	Last month - \$ 4,294
Palm tree trimming (102)	\$ 6,630	
Landscaping	\$ 1,985	Last month - \$ 3,174
Pool	\$ 1,221 (power center)	Last month - \$ 3,620 (salt cell)
APS	\$ 867	Last month - \$ 886

June Financials: see report emailed on 7/13/2026.

Total Expenditures for June 2026: \$ 18,804.92

Our water usage has gone up substantially. Below are comparisons from the previous two years.

March 2024 - \$ 584 March 2025 - \$ 799 March 2026 - \$ 1,137

April 2024 - \$ 600 April 2025 - \$ 815 April 2026 - \$ 2,366

May 2024 - \$ 1,114 May 2025 - \$ 2,316 May 2026 - \$ 4,294

June 2024 - \$ 5,174 June 2025 - \$ 4,194 June 2026 - \$ 6,865

July 2024 - \$ 4,905 July 2025 - \$ 5,691 July 2026 - \$ 8,116

We are receiving 3.25% interest from Flourish –

Operating Flourish interest earned in June - \$ 395.72

Reserve Flourish interest earned in June - \$ 890.36

Total Assets as of June 30, 2026: \$ 468,018.76

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the June 2026 Financials. Sandy Kaye seconded.

The Financials were approved unanimously.

Thank you,

Cheri Gries – Treasurer

Hillcrest Improvement Association

Old Business

Water Usage, Expense and Management

This was problematic to discuss in Ted's absence. Sandy Kaye explained after she and Cheri Gries, at last month's meeting, committed to gathering data, they used a new spreadsheet created by Jeremy Grimm. It has a sheet for each of the 12 watering zones. They went through years of invoices and put in the expense amounts HIA has paid. Ted took over to put in the usage. Cheri expressed concern for water pooling in the streets and sent the Board pictures weeks ago. Ted said he contacted Impact. Ed Jeter said the watering schedule looked like it had been adjusted.

See the Landscape Report.

We will need to discuss this further and get more specifics next month.

Architectural Guidelines

Postponed due to Ted's absence

Welcome Bags

Addressed in Committee report

Island Lighting

Addressed in Infrastructure report

Pool Deck Furniture

This item is to put off until next summer. It requires more research to prevent us replacing furniture every two years. There will be an adjustment to the Long Term Asset Study.

New Business

Restricting Reserving the Pool Pavilion

There was a reservation for the Pool Pavilion by a Hillcrest resident for July 3rd, the evening of the Moon Valley CC fireworks display. Some felt that this encroached on the residents' ability to utilize the Pavilion for their enjoyment. This caused some rude behavior by Hillcrest residents toward the invited guests. This is unacceptable.

Lea Stewart said Sandy Matchette should have firm guidelines as to what to do about this. Sandy M agreed. Brent Laisure asked if the pool available. The pool cannot be reserved, so, yes, it is.

Kendra York asked if our reservation policy had changed.

After discussion, Sandy Kaye made a motion to prohibit reserving the Pool Pavilion on the night of the Moon Valley Fireworks. It passed unanimously.

There was more discussion as to whether or not to list who is reserving the Pavilion and why, along with the date. Barbara Frandsen did not like this because some neighbors may feel left out. Sandy Kaye thought it might help with nosy neighbors.

Tom Mirasola asked about a calendar. There is one posted on wall outside the gate to the Pavilion.

Code of Conduct – Removed until next month

Committee Reports:

Architecture report: Ted Gates

Architecture Chair Report

There were no requests this month.

Landscaping: Ted Gates, Read by Randy Parker

Landscape Chair Report

The palm trees have been trimmed with great thanks to the volunteers who coordinated the distribution and collection of the trimming requests.

Thanks to the HIA Treasurer for access to the City of Phoenix water services site, the water utilization data has been collected to analyze the excessive use and consequent higher water bills. Thanks to Ed Jeter for access to the HydraWise website which controls the water schedules for the North and South Park landscaping and includes comprehensive reporting tools. I have coordinated with Impact which has cleaned up the watering schedule for the two park areas and will be providing a complete landscape irrigation report on the programming and schedules for all of the landscape areas. With ongoing coordinate, we should be returning to a normalized watering schedule that aligns to what was done in previous years.

During the first monsoon of the year there were two Palo Verde trees in the community that were blown over. This report includes actions that homeowners can to reduce the likelihood of their Palo Verdes from blowing over. **See Addendum 2**

While Paul with Broken Limb was onsite, we discussed the exceptionally tall Eucalyptus trees on the property. In the past, he thinned and topped these trees every 2-3 years in September or October. It is highly recommended that we return to this schedule in order to avoid future limbs breaking off these trees and causing damage to the property or worse.

Membership report: Colleen Donimari

Data Current, As Of: 7/14/2026

Last HOA meeting: 6/11/2026

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 0

Homes for Sale: 3

- 6 East Piping Rock Road

- 32 E Piping Rock Road

-49 E Tam O'Shanter Dr.

Rentals: 3

- 3 East Piping Rock Road

- 14029 North Medinan Drive

- 134 E Tam O'Shanter Dr

Vacant properties: 0

Properties with under age 55 occupants: 1 (17 allowed):

- 109 East Tam O'Shanter Drive

Homes Sales in 2026: 1

Hospitality/Social report: Sandy Matchette

Pool Pavilion reserved October 3, 2026

Community Gatherings on our Calendar for the remainder of this year.

Oktoberfest	Saturday, October 10th
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La Posada	Sunday, December 6th
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Cookie Exchange	Friday, Happy Hour December 11th.
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Art Fair	Saturday, December 12th
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Infrastructure: Dave Hendrickson

HILLCREST IMPROVEMENT ASSOCIATION

INFRASTRUCTURE REPORT

JULY 14, 2026

Pool:

Our pool continues to receive quality care from our vendor and from our pool testers, Barbara, Vicki, and Clay.

The malfunctioning power control center for the first salt cell has been replaced, so we now have two operating cells creating chlorine.

Since the installation of the second salt cell, we have seen a drastic reduction in the need for additional liquid and tablet form chlorine. This represents a cost savings for the HIA.

Backflow preventer repairs:

Backflow Prevention Device Inspections has repaired the two faulty backflow preventers reported in last month's Infrastructure report. We are now in compliance with City of Phoenix requirements.

Electrical repairs:

Johnson Power and Air has completed its contract for electrical repairs in the north park, south park, main entrance, and west Boca Raton island. Their work was interrupted for two days due to a bee issue on the Boca island. The bees were safely relocated to a new home by Dan the Honeyman, and no bees were harmed in the process. Johnson Power and Air was very professional, did great work, and is highly recommended for anyone needing electrical work.

DECA Southwest is scheduled to replace the rotting electrical equipment support post on the east Boca Raton island on July 14th pending APS shutting off the power to the electric meter on that island.

Island lighting issue:

Our cul-de-sac islands have been without lights for almost 3 years. The Board and the community have previously received my attached memo giving a history of the island lighting issue, and detailed options to be considered.

Simply put, this Board has the following options:

- Decide that island lights are not desired at this time, and defer the decision to a future Board.
- Accept the recommendations from Kenny Roynestad, Ed Jeter, and Steve Hayes to install bollard-mounted solar lights that offer ground accent lighting.
- Create a community volunteer committee to look, again, into types of lights, i.e., solar or low-voltage, ground or up lights, or combination of all types of lights. This is exactly what Kenny, Ed, and Steve spent about a year researching, but their recommendation created some discussions among Hillcrest members that had differing opinions.

No decision is going to please everyone, but a decision should be made to end this issue.

Thanks:

Continued thanks go out to our lamplighters, Steve Hayes and Kenny Roynestad, for keeping our parks and entrances lit up. Thanks guys!

Please see Addendum 1 below for Lighting Memo

There was much discussion on the lighting. After our Lighting Town Hall, the membership put us back to square one. The vendor, who had given us a firm quote, decided he did not want our business. Mike Farrell after observing the process, said he didn't care what decision the Board made but to him, it needs to be a no to the proposal.

We do not have enough information to make a decision at this point.

Things that were discussed: Battery life; type of lighting; expense over time, like a span of 20-30 years; the function of the lights – safety, aesthetics, illumination for walkers and cars, method of powering the lights, etc.

Jayne Weagle said she thought a survey of what the Hillcrest residents wanted was needed. She volunteered to work on it. She thanked the previous lighting committee (Kenny Roynestad, Ed Jeter and Steve Hayes) for their work and Dave as well. She said the Board needed information from the community to make the best decision.

After more discussion, Tom Mirasola, Mike Farrell, Nancy Kroening, Mark Donimari and Wendy Sticht volunteered to be on the survey committee. Jayne will head it up. Mike said it needed to contain enough info to get a valid response. For example, members may pick one option but change their minds if they know the cost.

Outreach: Dick Krause

Dick said he has one welcome bag left and that he received items and info from Nancy Kroening, our Block Watch chair.

Block Watch See Addendum 3

Next Meeting: August 11, 2026

Motion to Adjourn: Dave Hendrickson motioned to adjourn. Randy Parker seconded. The meeting adjourned at 6:58 p.m.

Addendum 1**LIGHTING MEMO**

MEMORANDUM TO: Hillcrest Board of Directors

FROM: Dave Hendrickson, Infrastructure Chair

DATE: July 15, 2026

SUBJECT: Cul-de-Sac Island Lighting

Dear Board,

This is a brief history of the cul-de-sac lighting issue:

For many years, our islands had hard-wired, low voltage ground lights, but many eventually became damaged, corroded, and unusable. To reduce electrical costs, in October of 2023 the Board replaced the low voltage lights with ground mounted solar lights. Each island was equipped with two solar lights. Unfortunately, after one week of service 6 lights had been completely destroyed by foot and/or vehicle traffic.

In late 2024 or early 2025, three of our Hillcrest members, Kenny Roynestad, Ed Jeter, and Steve Hayes, volunteered to research types of lighting that would work well on our islands. They spent countless hours, days, and months looking into types of solar and low voltage lighting that would serve us well. They visited lighting showrooms, spoke with vendors, and visited parks at night to see some lights “in action.” After all this research, they made a recommendation to go with a bollard-style solar light that would withstand the daily abuses by our landscapers (Hillcrest and private alike), contractors, and delivery people. Late in 2025, Kenny, Ed, and Steve arranged a town hall meeting with the selected vendor to show his bollard lights and answer questions from the community. It was at the town hall meeting that members questioned the best way to light up the islands. Some wanted solar, some wanted low voltage, some wanted ground lights, and some wanted up lighting. The vendor became disillusioned and decided he did not want to do business with Hillcrest, turning down a potential \$25,000 job. As far as I know, nothing has been done since then on this issue.

So, here it is mid-2026 and we still do not have island lighting, and we have no idea of the type of lights we want, the purpose of the lights, or if we even want lights.

What needs to be done:

In the Fall of 2025, when the Board knew of the work that had been done researching the lighting issue but before the meeting with the vendor, the Board directed Advanced Reserve Solutions (“ARS”) to add to the Reserve Fund Study (Study) a line item for island lighting in the amount of \$25,000 to be spent out of the reserve fund in 2026. Apparently, at that time, the Board believed that island lighting was going to be installed in 2026 and that it would cost about \$25,000. As the Board directed, ARS wrote this up as a one-time projected expense with

no projection for later maintenance, repair, or replacement. This lack of future projections was a mistake, and was recognized as such by ARS at the time, but ARS carried it into the Study at the Board’s direction. The Reserve Fund Oversight Committee (Committee), of which I am the Chair, will work with ARS to correct this error and present realistic projection numbers for the Board’s consideration, if the Board wants to maintain lighting installation in the Study, that is, if the Board believes that it is reasonably likely that island lighting will be installed in the next few years.

The Committee, however, is not responsible for deciding any of the details of the lighting itself, including the type of lights, the intended use of the lights, the power source for the lights, or if lights are desired at all. These decisions should come from the Board after a thorough review and consideration of the following:

- Do we even want island lighting?
- Do we want solar lighting, low voltage lighting, or a combination of both?
- Do we want pathway type accent lights, up lights, or both?
- What is the expected cost for each type of light?
- How many lights do we want on each of the 7 islands? (west Boca island not included)
- What are the future maintenance costs for each type of light?
- What is the expected life span for each type of light?
- What will be the operating costs for each type of light?

I ask the current Board to decide if we want island lighting or not. If not, the issue goes away until the next Board is elected, and, if this Board wishes, the \$25,000 installation projection can be removed from the Study. If the next Board decides island lighting is desired, then that Board will be tasked with the issues I bring up in this memorandum.

If this Board decides that island lighting is desired, then it has the following options:

- Accept the recommendations of Kenny, Ed, and Steve to install bollard type solar lights; but also allow ARS to project future maintenance costs and life spans for the lights, batteries, etc., and place them in the Study alongside all of the other components. The community will need to understand that these bollard lights are for ground lighting only, not for up lighting. The Board must also determine the desired height of the bollard lights.
- Or...form a committee made up of community volunteers to start over from scratch to research style of lights, solar or low voltage, ground lighting, up lighting, or a combination of all lighting options, and the desired number of lights for each island. The committee will also need to determine all costs associated with the lights, including installation, future parts replacements, maintenance schedules; and life spans.

I expect that any decision on this matter will not satisfy all of the Hillcrest community, but the Board needs to resolve this issue as it's been put off for about 2 years.

Let's get this done.

Addendum 2

Landscape Information for Palo Verdes

To build a wind-resilient, deep root system for Palo Verdes, homeowners should focus on three specific adjustments:

1. Move Irrigation Emitters to the Drip Line

The single biggest mistake homeowners make is leaving the drip emitters right next to the tree trunk.

- **The Problem:** Constant moisture at the base creates a small, circular root ball right under the trunk, which offers zero leverage against 60 mph winds. It also makes the mud at the structural base unstable.
- **The Fix:** Move the emitters out to the **drip line** (the outer edge of the leaf canopy). As the tree grows, homeowners need to add emitters and move them further outward. This coaxes the roots to spread wide horizontally, creating a massive, stable anchor footprint.

2. Water Deeply but Infrequently

Just like the Bermuda grass, Palo Verdes need to be forced to search downward for water.

- **The Target Depth:** When the drip system runs for the trees, it needs to run long enough to saturate the soil **3 feet deep**. Homeowners can test this by pushing a rebar stake into the ground after watering—it should slide down 3 feet.
- **The Summer Frequency:** Mature, desert-adapted Palo Verdes only need a deep soak **every 7 to 10 days** in the heat of summer. Watering them 3 or 4 times a week keeps the upper soil muddy and weak.

3. Lightly Thin the Canopy (Avoid "Lion-Tailing")

Root growth matches canopy growth. If the top of the tree is too heavy, the roots can't keep up.

- **Crown Thinning:** Homeowners should prune the outer edges of the tree to take away the "sail" effect, removing no more than 15-20% of the foliage so the wind can blow straight through the branches.
- **The Warning:** Tell residents **not to "lion-tail" their trees**. This is the common practice of stripping all the inner structural branches and leaving pom-poms of foliage only at the very tips. Lion-tailing actually shifts the weight to the ends of the branches, making them *more* likely to snap or lever the entire tree out of the ground.

Additionally, if any homeowners still have the original wooden nursery stakes tightly strapped to the trunks of older trees, they need to cut them off. Trunks need to sway naturally in gentle winds to signal the tree to grow dense wood and a stronger root flare.

Addendum 3

QUARTERLY BLOCK WATCH UPDATE-JULY 2026

* The CRIMESTOP phone number is: (602) 262-6151 if we see suspicious activity. The motto is: See Something, Say Something!

* Our local police officers remind us to keep garage doors closed so as not to invite robbers to come in uninvited.

* Because it is so hot right now we recommend having a few gallons of water handy in case of power outages due to the monsoon. And to check weather reports often. Also having water in our cars when we are away from home is wise.

* Emergency contact information can be put into a plastic bag and located in the door of the refrigerator. Police and fire members are trained to look for this information. Trusted neighbors can be given a key to your home and the emergency information.

WE WISH EVERYONE A SAFE, FUN SUMMER AND WE HOPE TO HAVE SOME SLOW, SWEET RAINS!

Nancy Kroening, Block Watch Captain (602)705-1394