



**Draft Copy
553rd Minutes of the
Hillcrest Improvement
Association
Board of Directors
May 20, 2025- 6 pm
(Zoom)**

Board Members Present:

VP/Architecture Chairperson (Acting President), Mike Yore; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Infrastructure Chairperson, Dave Hendrickson; Landscape Chairperson, Judith Levin (via phone); Hospitality Chairperson, Sandy Matchette

Absent: President, Steve Larson

Joining from the Community: Jayne Weagle, Anne Compton, Winkie Schwartz, Molly York, Kendra York, Ellen Kirschbaum, Wendy Sticht

Mike Yore called the meeting to order at 6:00 p.m.

President's Report

There was no President's report tonight

Public Forum:

A question was asked as to whether the signs for dogs/leashes have been ordered. Dave is still looking for something to the point but friendly in tone. Mike pointed out that the major offender has not been seen and we should table the issue for now.

Secretary's Report:

Motion: Sandy Kaye made a motion to approve the April 2025 Monthly Meeting Minutes. Cheri seconded. The minutes were approved unanimously.

Sandy listened to a Mulcahy Law Firm call. Beth recommended having the minutes on the website. Last month there was a tabled discussion as to whether to have the minutes on our Hillcrest.org site. Sandy suggested the topic be dropped and we go on as we are. A side note from Beth, only 10% of Associations send draft minutes out. That would be us but it creates no issues.

Treasurer's Report: Cheri Gries

Treasurer's Report

5/20/2025 Meeting

April Financials: see reports emailed on 5/14/2025.

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the April 2025 Financials.

The motion passed unanimously.

2. Since the previous Board meeting on April 8, 2025:

Total Expenditures: \$ 15,597

Biggest Expenses:

Landscaping \$ 7,750

\$ 1,850 - monthly service

\$ 3,295 – planting

\$ 1,360 – turf aeration

\$ 500 - irrigation repair

\$ 565 – north park weed treatment

\$ 180 – irrigation router

Taxes \$ 5,500

APS \$ 786 - Last month was \$ 781

Water \$ 815 - Last month was \$ 799

2025 (YTD) interest from Flourish - \$ 4,425.59 (our interest was 5% in 2024, it's now 4%)

April interest paid - \$1,319.69

Total Assets: **\$ 411,112**

Thank you.

Cheri Gries

Treasurer

Hillcrest Improvement Association

Old Business

Front Entrance update:

Trees have been trimmed and a task list of things to be done like painting the walls, removing trellises, and replanting will be created.

Update on Blockwatch informational meetings:

Our Blockwatch Captain did not attend the meeting. It is our understanding that one meeting has taken place and a second to follow with strict parameters. Mike expressed a desire to be informed of these meetings as he would like to attend. Judith will contact the Blockwatch Captain.

Secretary's note: Please see the report as an addendum to the minutes below.

New Business:

Update on Opinion Poll:

There were 12 responses to the Opinion Poll, covering a variety of subjects to include road safety, road maintenance, landscaping, etc. The poll will go out in an email later this week.

Discuss committee on maintenance increase options:

Mike will be gathering a committee comprised of Board members and members from the community to ascertain necessary costs and dues increases.

Committee Reports:

Architecture report: Mike Yore

ARCHITECTURAL REPORT

May 20, 2025

There were five requests for architectural approvals since the last board meeting.

- Wendy Sticht requested a small addition on the back of her house. Pavers, sidewalk, landscaping, and a new front door were part of the request. Specs and plans were given and approved.
- Mark and Colleen Donimari requested adding three sections of block to their wall which abuts against the wash area behind their home. This is a safety issue and was approved.
- Anne Compton requested adding black sunscreens to the front windows facing east to the North Park. This request was approved.
- Fred Tucker made a request to repaint his home. The proper color was verified and the request was approved.
- Jerry and Cheri Greis made a request to replace the windows and the entry door to their home. Plans were submitted and the request was approved.

All requests are within the CCRs.

Submitted by Mike Yore

The Architecture report was approved.

Membership report: Jeremy Grimm

Data Current As Of: 5/20/2025
Last HOA meeting: 4/8/2025

Home Sales Closed Since Last Meeting: 3

- 115 East Piping Rock Road
- 120 East Calavar Road
- 145 East Boca Raton Road

Homes In Escrow: 2

- 19 East Boca Raton Road
- 39 East Tam Oshanter Drive

Homes for Sale: 3

- 6 East Piping Rock Road
- 113 East Boca Raton Road
- 136 East Boca Raton Road

Rentals: 2

- 3 East Piping Rock Road
- 14029 North Medinan Drive

Vacant properties: 0

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

- 9 E Calavar Road
- 109 E Tam Oshanter Drive

Hospitality/Social report: Sandy Matchette

Cinco de Mayo was a success with 57 people attending. Many thanks to Donna Cornell for the Margarita Bar. Special thanks to the "Helpers": Bartenders, Kenny Roynestad and Rob Harmon; Servers, Jane Shever, Barb Frandsen and Sandy M; Set Up, Barb Frandsen, Jeremy Grimm, Cheri and Jerry Gries, Sandy Kaye, Kenny Roynestad; and all the wonderful folks who helped clean up afterward. Special congratulations to Kendra York for winning the Sombrero Contest.

The Pool Pavilion is reserved 5/31.

Oktoberfest is 10/11; Arts and Crafts Fair is 11/15 (still looking for participants); La Posada is 12/6; Cookie Exchange is 12/12.

We will need help on 11/30 and 12/1 to decorate for the holidays.

Sandy M sent condolences to the families of Herb Nelson and Brenda Lee.

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Infrastructure: Dave Hendrickson

HILLCREST IMPROVEMENT ASSOCIATION

INFRASTRUCTURE REPORT

MAY 20, 2025

I just returned from spending 3 weeks in Austin, Texas, so I have not been very active in Board matters. As a result, I do not have a lot to report on.

Pool:

Our pool continues to receive quality care from our vendor and from our pool testers, Barbara, Vicki, and Clay. I want to thank the pool testers for testing the pool on my rotation days while I was out of town.

Street crack sealing:

I received one quote from Arizona Asphalt and Paving for \$9,986.00 to crack seal our streets. The contractor that performed crack sealing for our streets in 2023, YSC Paving, has not return any of my 3 phone calls. I will continue to contact paving companies to obtain more quotes.

When we last crack sealed our streets, the Board hired a civil engineering firm that specializes in street construction and maintenance to provide its expertise and advice for street maintenance. The engineers gave us a 10-year street maintenance plan that calls for crack sealing every 2 years. Some of our members have indicated that this plan seems excessive and the cost is mostly responsible for dues increases. Speaking for myself, and not for the Board, I consider a 2-year crack sealing program as “preventative maintenance,” much like having your car’s oil changed every 7,500 miles, or seeing a dentist twice a year for cleaning, or replacing your roof. Keeping up with proper maintenance will help prevent problems down the road (no pun intended). What happens when asphalt streets start cracking is that water penetrates the cracks, and over time the cracks get deeper and wider. Then, water finds its way into the aggregate base course under the asphalt and begins to travel through the aggregate and eventually into the dirt subbase below the aggregate. Once the water gets to the subbase, erosion of the subbase begins and pot holes and sinkholes develop. Once that happens, you will lose the roadway surface. Preventing cracks from getting deeper and wider will lessen the chances for street failures. As for the cost of crack sealing being responsible for dues increases, I do not believe crack sealing is solely responsible for increases. All costs go

up every year, nothing ever gets cheaper. The Board sees that in our monthly expenses each year for water, electricity, landscaping, pool supplies, etc. It's the cost of doing business and keeping our facilities from crumbling.

Island lighting:

Ed Jeter, Steve Hayes, and Kenny Roynestad continue to investigate types of lighting that will work well on our islands. At this time, I do not have any additional information on this, but I will report their findings when they become known.

Hardscape upkeep:

I continue to inspect/review our hardscape items for needed maintenance. A few members have suggested we freshen our main entrance. The walls need some patching and painting, and the trellises need replacing with sturdier materials. We also need to make some stucco repairs and painting on the Ramada south of the pool and some repairs on the beams at the Ramada north of the pool. All suggestions are appreciated.

Thanks:

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

Landscape: Judith Levin

April/May2025 Landscape Report

New plants for the most part are doing well. Thank you Dave and your assistants in figuring out how to transfer Watering Software to Impacts. Thank you Kenny for buying and planting the 6 remaining plants left out of the original count. Vendor was requested to leave our plants more natural, including a palm tree at the entrance of Boca Raton in the Island. Kendra and Molly took a walk with Zac our vendor from Impact and reviewed the property. They learned the water for small plants come from a valve when an emitter is not seen which fools most of us. He agreed to continue educating us about the watering system. Both Zac and Kevin have been very responsive to our requests in a very timely manner. May 13th a water leak was fixed. Thank you for reporting leaks or problems when you see them. It certainly takes a village to manage our landscape that depends on all of us.

We are slowly in the process of removing the grass on the Island on W Piping Rock Rd and hope to begin planting Kurapia in September. If you are interested in seeing what it looks like, take a visit to the Japanese Garden where it is lush and maybe also in bloom with small flowers.

Jayne Weagle requested the Landscape Committee review the east cul de sac on Calavar for missing plants.

Wendy Sticht has a bunch of white flags that can be written upon for identifying plants. She also has signs that say, "Do Not Trim" in English and Spanish to be placed in appropriate spots by Queen Palm trees.

Next Meeting: June 10, 2025, 6:00 p.m. Zoom

Motion to Adjourn: A motion to adjourn at 6:36 pm was unanimously approved.

Addendum to the Minutes

Report from Nancy (aka Frosty) Newkirk.

This is information from the City of Phoenix website. The meeting is planned for June 12th at 4 pm at my home, 123 East Calavar Road. We will have a second meeting in August before we are officially entered as a block watch group. Tim Tewers, our Community Action Officer (CAO) and Candice (Chair, Black Mountain Community Alliance) plan to be here. Our three goals for the first year are: 1. keep our garage doors closed because open doors are invitations to robbers and open cars also invite theft, 2. get to know our neighbors because we might need their help or be able to help them someday, and 3. learn who in the City and in the neighborhood to contact when events need action.

We plan to learn as much as we can about emergency preparedness in the future. And we will be partnering with the police, fire, and other departments in Phoenix by learning about them. GAIN Day is the annual block watch day in late October.

New To Block Watch

This is a simple program of neighbors watching out for each other. It is designed to enlist the active participation of citizens in cooperation with the police to reduce crime and improve the quality of life in their neighborhoods.

- It is becoming acquainted with your neighbors.
- It is working together to identify and solve problems in your community.

- It is helping the police by being aware of and reporting any unusual activities as they occur. You know best what is "normal" activity in your neighborhood.
- It is the implementation of crime prevention techniques to enhance home security.
- It is putting neighbors back into neighborhoods.
- It is not apprehending someone. Leave that to the police.

How Does Block Watch Work?

Block Watch works when you and your neighbors use simple techniques to deter, delay and detect crime, and improve the quality of life for the neighborhood. Being aware of criminal activity can help in keeping your neighborhood safe. Promptly reporting all criminal or suspicious activity to 9-1-1 or Crime Stop at 602-262-6151 helps the police assist you in promoting a safe and healthy neighborhood.

How Do I Get Started?

Since the police are unable to cover every neighborhood at all times, you can help by forming a neighborhood Block Watch. You and your neighbors can stay safe by looking out for one another. Start organizing your neighbors by scheduling a Block Watch meeting. Contact your Phoenix police precinct to schedule a presentation. At your meeting, your Community Action Officer (CAO) will explain how you can create an alert neighborhood by using simple crime prevention methods.

Get Going!

- Canvas your neighborhood for interest. Concentrate on your street now and include adjacent streets later.
- Ask about convenient times to schedule your initial Block Watch meeting.
- Block Watch does not require frequent meetings.
- It does not ask that anyone take personal risk to prevent crime.
- Block Watch leaves the responsibility of apprehending criminals where it belongs, with the police department

Review the [Neighborhood Link Listing Application](#) and submit it to the Neighborhood Services Department:

Mail: City of Phoenix Neighborhood Services Department Attn: Neighborhood Link 200 W. Washington St., 4th Fl Phoenix, AZ85003 Email: link@phoenix.gov If you would like more information or would like the packet mailed to you please, call 602-534-4444.