

Welcome New Homeowner to our wonderful Hillcrest Adult Living community!

- **Introduction and Brief History of Hillcrest**

Our community has 117 single family homes owned by residents who take pride in well-kept homes and property. We treasure the amenities of our private pool and pavilion area, green space that includes 2 lovely parks, mature vegetation that enhance and respect our desert environment, and a location close to desert mountain parks as well as easy access to great Foodie Experiences! So once again, Welcome to Hillcrest!

- **Board of Directors; Board Meetings; Selected Governing Information**

We are the Hillcrest Improvement Association (HIA). All owners are asked to pay careful attention to the CC&R's, and other governing documents. Some of those documents are provided in this Welcome Packet for your convenience, however, you will have had to sign-off on various relevant policies when you purchased your home.

Our Hillcrest Community is Self-Managed by an elected, non-compensated, Board of Directors. This means that unlike homeowner associations that hire outside Management Companies, our Board of Directors is the critical governing body with significant fiduciary responsibilities including short and long-term strategic budget planning; records management; service provider contract selection, bidding, and oversight; membership interests; architectural improvements, and planning for fun social events... to name a few.

So far, Hillcrest owners have voted to maintain our self-managed status, since it is believed that a thoughtful, qualified Board of Owners provides the most positive and effective way to care for the community, rather than hiring a 3rd party to provide important services and oversight.

That is why it is important to have interested residents participate on the Board and in the Community. We all have personal and professional skills that we can bring to the table, and to the collaborative team approach that is necessary to any well-functioning body. Board membership requires time and dedication, but it provides a wonderful way to be involved in the current and future health of our community!

In addition to the President, Vice-President, Secretary and Treasurer, HIA Board of Directors has several standing committee chairpersons, including Architecture; Grounds; Membership; Pool; and Social. The Chairs for these positions are selected by the Board at the Annual Meeting. Chairpersons welcome input and participation from fellow community friends and neighbors.

Board members are elected to a 2-year term and may run again for a second consecutive term. Homeowners may serve on the Board multiple times over several years, however currently there is a limit of 2 *consecutive* terms.

The Board holds regular meetings on the second Tuesday of each month, beginning at 6PM. Currently, meetings are held via ZOOM. Hillcrest Homeowners receive an invitation & Zoom link to the meetings via email.

Helpful Information for New Homeowners - Refer to Hillcrest CC&Rs for further details.

- The **SPEED LIMIT** in Hillcrest is 15 miles per hour.
- **Parking Regulations within Hillcrest Subdivision:** Vehicles belonging to Hillcrest residents and their guests shall not be parked overnight on the private or other exterior portions of private lots, other than driveways. Campers, trailers, mobile homes, motor homes, recreation vehicles, buses, trucks, or vans larger than $\frac{3}{4}$ ton capacity, and boats shall not be parked overnight on the street or on any other portion of a Lot for more than twenty-four (24) hours at a time.
- **Keys:** NOTE: **Keys are for homeowners/residents only and are not to be duplicated.** Homeowners are provided one (1) key per home, which opens the pool/pavilion gates at South Park (**gates must be closed and ALWAYS locked**), the pavilion restrooms, and the pedestrian gate at the North Entrance of Hillcrest. Failure to return the key to the Hillcrest board prior to moving will result in a \$50 charge collected by Hillcrest at closing.
- **North Gate:** For Safety and Security, the North Gate remains closed and locked, except during emergencies, storms when the washes run, or when a needed construction project makes it advantageous to open the gate for large equipment traffic.
- **Architectural Changes:**
 - No improvement, whether a building, fence, wall, or other structure, shall be commenced, erected, or maintained on any lot without written Hillcrest Board approval.
 - A notable change in landscaping of that portion of a lot visible from the street also requires written Hillcrest Board approval.
 - Non-glossy pure white is the only approved exterior paint color in Hillcrest. No exceptions.
 - Instructions / Forms for architectural changes can be found on the Hillcrestia.org website.
 - Homeowners are responsible for maintaining their front landscaping in a neat/conservative nature
- **Trash containers** must be hidden from view except on collection day. Hillcrest does **not** participate in **bulk trash pick-up**.
- **Estate/Garage/Patio/Yard Sales:** No estate, garage, patio, or yard sales to the public may be held except to liquidate the contents of any residence upon vacating the residence by an Owner or the death of an Owner.
- **No person under the age of 18** may occupy a Lot for more than thirty (30) days in any twelve-month period.
- **Pavilion Regulations:**
 - When using the pavilion area, it is the homeowner's responsibility to make sure the kitchen, restrooms, pavilion, and pool areas are cleaned prior to leaving. Bathroom doors must be locked after each use and lights turned off.
 - Swimming pool area cannot be reserved. It shall always be available to all members.
 - No person under age 18 is permitted in the pool area without homeowners' supervision.
 - No pets allowed within the pool/pavilion walls (city ordinance).

- **The Community Volunteers** consist of **The Social Chair** along with a group of homeowners that decorate the community for Christmas, display Flags on appropriate dates and plan activities which include:
 - Oktoberfest
 - Christmas La Posada
 - Spring Fling
 - Cinco de Mayo

Friday Happy Hour at the Pool Pavilion. This is a non-hosted get together, starting at 5 p.m. in the winter and 6 p.m. in the summer. Bring an appetizer to share and your own drink.

Information for reservations and events are posted on the bulletin board located at the pool's west entrance gate.

- **Pets are supported and welcomed!** Arizona Leash Law says that **Dogs must be on a leash not more than six feet long and directly under the owner's control when not on the owner's property**, so pets must be always on a lead/leash in the common areas of Hillcrest. Please also practice courtesy by cleaning up after any "daily business." Pets are not allowed in the Pool/Pavilion area (City Ordinance). Of course, the heat is something that is particularly hard on animals, so lots of care is needed in desert temperatures. Even when you are not hot, your pet can become overheated.
- **Critters other than Pets:** Hillcrest enjoys a variety of wildlife, including rabbits and birds. We also have hawks, owls, coyotes, and sometimes racoon families. Although not numerous, some can pose dangers to small domestic animals. So, in addition to making sure your felines or canine companions are protected by a lead that keeps them close by, it is also important to not leave small pets unattended for any extended period even in your back yards.
- **Humane Bee/Pollinator and Insect Management:** Bees and other pollinators are critical resources in our increasingly compromised environment. You are encouraged to use eco-friendly service providers to remove and relocate any beehives. There is information available but check to make sure you are using a reputable and expert provider. Please use any pesticides with great care and caution. Pesticides are generally non-discriminating and highly toxic to whatever they come in contact with, usually killing as many beneficial insects as they do others, while also often creating hazardous conditions for pets and humans.
- **Hillcrestia.Org:** The Community Website hosts important documents, useful forms as well as interesting information about the history of our community. Documents that can be found on the website include:
 - Pavilion Reservation Form
 - Architectural Request – Modification Form
 - Current and Previous Board Members
 - Hillcrest Bylaws
 - Hillcrest CC&Rs
 - Hillcrest Amended and Restated Articles of Incorporation