



**Draft Copy  
562nd Minutes of the  
Hillcrest Improvement  
Association  
Board of Directors  
February 10, 2026- 6 p.m.  
(Pool Pavilion)**

**Board Members Present:**

President, Steve Larson; VP/Architecture Chairperson, Mike Yore; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Landscape Chairperson, Judith Levin; Hospitality, Sandy Matchette

**Board Member Absent:** Infrastructure Chairperson, Dave Hendrickson;

**Joining from the Community:** Anne Compton, Mark and Colleen Donimari, Ellen Kirschbaum, Randy and Becky Parker, Jayne Weagle, Karen Yore, Barbara Frandsen, Ted Gates, Steve and Julie Lindquist, Elizabeth d'Huart, Molly York, Kendra York, Jerry Gries

**Steve Larson called the meeting to order at 6:03 p.m.**

**President's Report**

Steve recognized that we had a quorum (7 of 8) of the Board Directors.

Steve 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**

Kendra York thanked the Board for their efforts and work to member applause.

**Secretary's Report**

**Sandy Kaye made a motion to approve the minutes from the January Board of Directors' meeting. Steve seconded. It was approved unanimously.**

**Treasurer's Report – Cheri Gries**

**January 2026 Treasurer's Report**

2/10/2026 Meeting

The majority of the 2026 Assessments checks (104 of 117) have been deposited. The remaining funds will show in February's report. Thank you all for your timely payment. Cheri said all but one check has been received. I've transferred \$ 43,375 (the reserve funds allocated in the 2026 Budget) into the Reserve Flourish account to earn interest.

The 1099s have been delivered. Thank you, Sandy Kaye for your help.

I plan to hire Chad Blass of Trapp, Blass, Millspaugh CPAs PLLC to prepare our 2025 taxes. He said he will charge \$300.

Our Pool permit has been paid and is up to date. Zoom has been paid as well as GoDaddy for our

website. Thank you, Dave Hendrickson and Karen Yore.

As always, thank you Jeremy Grimm for your help and expertise. He met with me and Wendy Sticht to help streamline the process of the Treasurer's duties. This is a work in progress but is getting easier. I plan to step down as Treasurer after our Annual meeting on Saturday, February 14. Wendy has offered to help with the Treasurer's duties. Thank you, Wendy. I, of course, will help with the transition and will overlap as needed.

**January Financials: see report emailed on 2/09/2026.**

**Total Expenditures for January 2026: \$ 6,385.42**

Largest expenses:

**We are receiving 3.25% interest from Flourish –**

Operating Flourish interest earned on 1/05/26 - \$ 74.68

Reserve Flourish interest earned on 1/05/26 - \$ 816.28

**Total Assets as of January 31, 2026: \$ 503,245.84**

Thank you, Board, for reviewing the Financials.

**Motion from Cheri: I move that the Board approve the January 2026 Financials. Sandy Matchette seconded. It passed unanimously.**

Hillcrest Improvement Association Largest Expenses

- Water \$ 1,108 -- Last month - \$ 1,220
- Landscaping \$ 2,838 -- Last month - \$ 2,338
- APS \$ 896 -- Last month -\$ 832
- Pool \$ 644 -- Last month - \$ 425

Thank you,

Cheri Gries – Treasurer

Hillcrest Improvement Association

## Old Business

Ellen Kirschbaum and Nominating committee of Brenda Boyd, Anne Compton and Barbara Frandsen were thanked for their work.

Ellen said the ballots are steadily coming in and she has received approximately 40 ballots so far. Sandy Kaye mentioned that in a Mulcahy class, Beth Mulcahy said ballots must be accepted at the Annual Meeting but we are hoping people will return them early.

Social Chair, Sandy Matchette, said set up will be Friday, February 13<sup>th</sup>, at 4:00 p.m. Mike Yore and Barbara Frandsen said they would help. We need more help so if you can come out, please call Sandy M, 602-686-8406 or just show up on Friday.

Happy Hour will follow set up if you are interested.

## New Business

**Weeds:** Judith Levin said that we have weeds in the North and South Parks that need to be addressed. She said that planting rye grass can prevent weeds and that we should consider planting rye grass next year for that reason as well as it is attractive. Jayne Weagle said that the weeds can cause burrs on pets that require removal by a veterinarian.

**Judith made a motion to pay Impact (our landscaper) \$400 to kill the weeds and put down Pre-emergent. Mike Yore seconded. It passed unanimously.**

**Palm Trees:** Judith said Broken Limb will trim palm trees this year for the same price as last year. We were expecting an increase. There was discussion as to what was budgeted for this year. **Judith made a motion to hire Broken Limb for \$6630 for palm tree maintenance and haul away. Jeremy seconded.** Discussion included the May 15<sup>th</sup> deadline for individuals to request palm tree maintenance that will begin June 1<sup>st</sup>. **The motion passed unanimously.** Sandy Kaye will send out the member participation forms later in the Spring.

**Block Watch:** There is another meeting coming up but no one was sure of the date. Please see the addendum\* to these Minutes for the correct day and time.

## **Committee Reports:**

### **Architecture report: Mike Yore**

#### **ARCHITECTURAL REPORT**

February 10, 2026

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

□ Dave and Francy Hendrickson asked to improve the landscape in the front of their home with mini walls, accent lights, artificial grass, and gray rock design. This was approved.

□ Robert and Ellen Kirshbaum asked to raise the south perimeter wall one-block layer in one section to equalize the backyard wall height. Their southern neighbor was contacted and agreed. This was approved.

□ Jeremy and Kelly Grimm asked to remove the four prickly pear cacti in their front yard, which have become overgrown, and then transplant them in the same location with better pruning in the future. This was approved.

□ Michael and Donna Price asked to remove a diseased palm tree from the front of their home. It was approved.

□ Eric and Serena Werner asked for an extensive remodel of the interior of their home, outside backyard, and front exterior changes with landscape. Some of the front changes were a garage door change, an additional side drive with parking for two cars, several trees removed, and adjusting the front wall height over the garage to make it even. After reviewing with Eric, I realized this was a large and detailed request. As a courtesy, I asked Ted Gates his opinion on the request. Ted also went over it all with Eric and it was decided that all of their requests were premature and needed more details before approval can be considered. Ted came up with a few pictures with descriptions of things that he needed better explained. Therefore, the request was not approved at this time.

### **Membership report: Jeremy Grimm**

**Data Current, As Of: 2/9/2026**

**Last HOA meeting: 1/13/2026**

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 0

Homes for Sale: 2

- 6 East Piping Rock Road

- 32 East Piping Rock Road

Rentals: 2

- 3 East Piping Rock Road
- 14029 North Medinan Drive

Vacant properties: 1

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

- 136 East Boca Raton Road
- 109 East Tam Oshanter Drive

Homes Sales in 2026: 0

**Hospitality/Social report: Sandy Matchette**

The Pool Pavilion is reserved for 3/28 and; and 4/5. The Art Fair was a success. Sandy M thanked Michael Price, Barbara Frandsen, Gloria Cuadraz, Kathleen and Jack Yardley and Wendy Sticht. Sandy M said 80 people attended. Wendy and Kathleen did demonstrations. Sandy M said it was not an HIA event but a community event put on by the community. She said individuals kicked in \$10 each for refreshments. Since it was so well received 2 years in a row, Cheri suggested it be added to our calendar of events and funding budgeted for it next year.

**Infrastructure:** Dave Hendrickson (in Dave's absence, Sandy Kaye read the report)

**HILLCREST IMPROVEMENT ASSOCIATION  
INFRASTRUCTURE REPORT  
FEBRUARY 10, 2026**

**Pool:**

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

**Vandal activity:**

We have had no further suspected vandal activity at the east gate/fence to the pool. Kenny Roynestad and I continue to monitor the area.

**Suggestions for needed repairs/improvements:**

I have been compiling a list of items that need attention, i.e., repair and painting of some masonry walls; cleaning and painting the "Wings in Flight" sculptures (see below) located at the SW corner of the South Park; repairs to cracks on the pool deck; painting the concrete blocks around the fire pit, etc. If anyone has noticed other items that need attention (I am sure there are plenty), please let me know.

**"Wings in Flight" history:**

Thanks to Jeremy for researching our HIA historic documents and finding the origin of the "Wings in Flight" sculptures. From what Jeremy found, the sculptures originally stood at the intersection of 7<sup>th</sup> Street and Winged Foot. When 7<sup>th</sup> Street was widened, the sculptures were removed and subsequently purchased by Mr. and Mrs. Douglas R. Haug in 1988 (it is assumed that the Haug's were Hillcrest residents at the time). The Haug's then donated the sculptures to the Hillcrest Improvement Association.

The artist's name was Frank Fitzgerald who, at the time, was the Sculpting Instructor at Glendale Community College, then went on to be the Head of the Fine Arts Department at GCC. Mr. Fitzgerald said the sculptures were

*“Made for the street Winged Foot to say: a new neighborhood, a new feeling-a visionary feeling of excitement, a winged abstract and tie in with the Phoenix Bird rising out of the ashes.” (sic).*

Very interesting information, thank you Jeremy!

**Thanks:**

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

Kenny and Steve informed me that approximately 25% of our wall mounted lights have come loose from the concrete columns. It is unknown if the repair is as simple as tightening the mounting bolts or if movement over the years has deteriorated the concrete such that new mounting bolts will need to be installed. A handyman should be consulted to offer repair options.

Ted Gates suggested the Winged Foot sculpture information be included on our HIA web site.

**Landscaping – Judith Levin**

January 2026 Landscape report

The leak by the storage by the pool was repaired by Impact

The Jacaranda was removed and Ash was trimmed as well as Sumac in the North Park.

Grass was removed from the Piping Rock Island. More Kurapia will be transplanted by

March. Ted observed that the nut grass on the Piping Rock Island is not coming up from the original dirt on the island but from the new soil that was placed. Judith said she specifically bought high quality dirt from the Worm Farm and that this was disappointing. Everyone seemed to agree that nut grass is very stubborn and difficult to remove.

**Steve made some final notes.** He reviewed the time of the Annual Meeting, 10:30 a.m.; that there will be an Organization Meeting held directly after to which all are welcome. Lunch will be served afterward. Elizabeth d’Huart commented that it was helpful to see what positions the candidates for the Board are interested in accepting.

**Next Meeting: March 10, 2026 Zoom**

**Motion to Adjourn: Jeremy Grimm motioned to adjourn. Everyone seconded.  
The meeting adjourned at 6:38 p.m.**

**\*Block Watch Addendum:**

**THIRD HILLCREST IMPROVEMENT ASSOCIATION MEETING PLANNED**

**WHEN: February 26, 2026 (Thursday)**

**TIME: 4 PM**

**Where: THE POOL**

The most important things about our precious community are that neighbors respect our privacy AND want to know us at least a little. That said, we are a caring community where we value our neighbors and have the opportunity to

make deep friendships and have fun. We get to know some people better than others. People we get to know likely are friends with other people in the community! So, we are connected in more ways than we realize.

Block watch groups are designed to provide information on how to keep us safe, what to do if we see or experience a potential crime, and to prepare for local or general emergency situations. Other communities in Arizona have pulled together in tough times. I am confident we would, too. We share information and have fun being together.

In the past months we have concentrated on keeping garage doors closed, not leaving valuable items in parked cars (there have been break-ins in the past), getting to know neighbors, sharing emergency information, and knowing who to call if we see or experience a problem. We will review this information and take up some new challenges. One challenge that we can talk about is to have a go bag ready to be loaded with essential supplies, a list of last-minute medications to be added, and ways to have important documents with us. We will discuss having family passwords, meeting places and other helpful information. This is doable and can be fun.

We will have a few items to hand out to attendees. We hope our local police officers and Candice, the Black Mountain Police Community Association President, will be present so you will be able to meet them and ask questions.

See you there!

Nancy Kroening, Block Watch Captain