

HAPPY FALL & ALL



HAPPY
LABOR
DAY



DESERTSCAPE
PHOENIX, ARIZONA



A COBBLESTONE COMMUNITY

Desertscape September Birthdays

**HAPPY
Birthday**

FROM ALL OF US!

Wishing all of our residents with September birthdays a year of good health and happiness.

9/1 Beverly Bradshaw
 9/5 Larry Pettit
 9/7 Jerry Denton
 9/9 Carol George
 9/9 Chris Montgomery
 9/10 Pearl Parsons
 9/12 Kevin McSweeney
 9/19 Frances Hedrick
 9/24 Teri Rodgers
 9/27 Valerie Mills
 9/29 Charlie Bindert
 9/30 LiAnn Shepro
 9/30 Dawn Capaci

Do you have a neighbor that could be recognized as the Resident of the Month? How about that dog or cat that you see all the time and want it to be recognized also? We are looking for you to be part of your newsletter and we would like to continue these two sections. Please email dscassociation@yahoo.com to nominate your favorite pet. However, if we can't get nominations we may replace the sections with something else.



DESERTSCAPE
PHOENIX, ARIZONA

DESERTSCAPE CONTACT INFORMATION

OFFICE HOURS:

9-4 Monday-Friday, Closed Saturday,
Sunday by Appointment Only

2050 W Dunlap Avenue, Phoenix, AZ 85021
Desertscape@cobblestoneassets.com

Office(602) 943-5833
 After hours contact Bill Hegwood(720) 224-5190
 Alondra Vega, Desertscape Manager(602) 943-5833
 Twila Dawson, Sales(602) 943-5833
 Gail Brazell, Activity Director(602) 327-8125

ADVERTISEMENT

Pam Qandil Pam@WilliamsExpress.com

NEWSLETTER DESIGN

Jo Schafrik Jovonda@SaguaroDesignStudio.com

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MONTHLY CHUCKLE



A MESSAGE FROM DESERTSCAPE'S ASSOCIATION PRESIDENT, *Cheri Kramer*



As many of you know Patrick McCombs has moved out of the DesertScape Community and has resigned as President of the Association.

I would like to thank Patrick for all his hard work and time that he put in while being President of the Association.

Patrick good luck and I hope your new community knows

what a great guy they are getting in their community. That being said I Sheri Kramer the Association Vice President then steps up to fill the President position.

I would like to introduce myself as many of you may not know me. I moved onto the DesertScape Community in May of 2023 from North Aurora, Illinois. This community is about 50 miles west of Chicago, IL. I have four children, 2 girls and 2 boys. My daughters live here in the Phoenix area, which is what brought me to Phoenix, and my 2 sons still live in Illinois.

I became a widow at the age of 41 and raised my children by myself. Never remarried as my husband was the love of my life. In 2013 I retired after 25 years plus with a large medical insurance company. In 2014 my family doctor ask me to come and work for him as his billing and insurance specialist, an I am still working for him to this date.

Since coming to the DesertScape Community I have become active in the community and for the past year and a half I have been the President of the Women's Club and since January of 2025 the Association Vice President.

As we go into the fall and winter months, I hope that all of you will work with me and the other board members to make sure we have fun and exciting events for all residents to enjoy. Let's make it the best we can be !

Sincerely,
Sheri Kramer



SUDOKU SEPTEMBER

Rules: The rules for Sudoku are simple. A 9x9 square must be filled in with numbers from 1-9 with no repeated numbers in each line, horizontally or vertically.

7	5	1	8	6	9
8	6	9	1	5	7
5	7	6	9	8	1
1	9	8	6	7	5
6	1	5	7	9	8
9	8	7	5	1	6

4	1		2	3	
3				1	
5		4	3		1
	3			2	
2		1		4	3
	4			5	

September Home of the Month

Nannette Wood in F298 always maintains a tidy and well-kept home. Keep up the great work! Please make sure to contact the office to arrange for your \$50 rent credit.



SEPTEMBER BIRTHDAY BASH



The birthday bash for September will be at The Old Spaghetti Factory 1418 N Central Ave Phoenix, AZ 85004. Come out and celebrate with us even if it's not your birthday month. Contact Gail Brazell (602)327-8125 to RSVP.

MONTHLY CHUCKLE



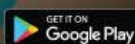
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DESERTSCAPE
PHOENIX, ARIZONA

Notifications
Event Reminders
Guides, Maps & More!



WOMEN'S CLUB PRESIDENT *Cheri Kramer*



The Women's Club has been on a hiatus for the month of August. Now that we are into September the Women's Club will be looking forward to our fall events and to what non-profit organizations that we will be donating money to this year. As part of our donations, the Women's Club is looking into giving one or two Desertscape Community

Residents a donation of a lawn care person to help get their yard in shape.



Recipe of the Month

Joan's Famous Chunky Salsa

Ingredients

- 1 Large can of: Crush tomatoes, diced tomatoes
- 1 Med can of: Rotel hot, Rotel Mild, diced green Chile
- 2 Jalapenos
- 2 Green onions
- 1 Cilantro

Instructions

Chop onions, jalapenos, and cilantro mix in a bowl and enjoy!



Recipe of the Month

Crispy Ranch Brussels Sprouts (Air fryer Friendly)

Ingredients

- 1 pound of Brussels Sprouts
- 2 Tablespoons of Olive Oil Plus more for Garnish
- 1 ½ Hidden Valley Ranch Seasoning
- 1 Tablespoon of Lemon Juice
- Sea Salt for Garnish

Steps

1. Preheat the oven to 425 degrees. Spread the Brussels sprouts out on two baking sheets.
2. Drizzle with the olive oil and sprinkle on the seasoning mix. Toss well to coat with your hands.
3. Roast for 10 minutes. Sprinkle the lemon juice and flip with spatula to toss with the juice and turn the sprouts over.
4. Cook for another 10 minutes or so, until browned and crisp. Remove from oven, drizzle with a little bit of oil and season with sea salt. Serve hot.



FREE SIX HEAD SOLAR LIGHTS

We still have numerous **FREE** solar lights for all residents.

Lights are to be used on your property.

Let us know if you need help with installation.

To request installation, please send your name, lot# and contact info to this email only:

dscassociation@yahoo.com



IMPORTANT COMMUNITY PROCEDURES AT DESERTSCAPE

Clubhouse Rental Procedure

Residents who wish to rent the community clubhouse must follow the procedure below to reserve and use the space:

1. Check Availability

Contact the office to confirm if your desired date is available.

2. Secure Your Date with a Deposit

Once availability is confirmed, your date will be reserved upon receipt of a **\$100 deposit**.

Accepted forms of payment:

- Personal check
- Money order
- Cashier's check

Clubhouse Readiness

Prior to your event, we will ensure the clubhouse is **clean, orderly, and ready to go**, including access to the **refrigerator** for your use during the event.

4. Deposit Refund

After your event, your deposit will be refunded **following a thorough inspection** of the clubhouse to ensure:

- The space is **fully cleaned**
- **Furniture and items are returned to their original place**
- No damages or policy violations occurred

Please allow time for inspection before your refund is processed.

For more information or to check availability, contact the office during normal business hours.

Community Cat Trap & Neuter Procedure

To help manage the stray and feral cat population in a humane way, Desertscape offers a **Cat Trap & Neuter Program** available to all residents:

- **Cat traps are available for check-out** from the office on a first-come, first-served basis.
- Traps are to be used **only for humane trapping of stray or feral cats** for the purpose of spaying or neutering.

- **Residents are responsible for arranging and paying** for the spay or neuter procedure through a licensed veterinary clinic or animal rescue partner.
- **If the receipt is returned to the office**, the community will reimburse up to \$75 of the cost of the procedure per cat.
- **Traps must be returned clean and undamaged**

This program helps reduce unwanted litters, protects community pets, and improves overall animal welfare.

Violation Procedure

To maintain a safe and respectful living environment for all residents, Desertscape has implemented the following structured process for addressing lease or rule violations:

1. **First Courtesy Notice** – A friendly, informal reminder of the issue, requesting prompt correction.
2. **14-Day Legal Notice to Cure** – If the issue continues, a formal notice will be mailed, allowing 14 days to correct the violation.
3. **30-Day Notice to Vacate** – If unresolved after 14 days, a final notice will be issued requiring the tenant to vacate within 30 days.
4. **Eviction Filing** – If the tenant remains after 30 days without correcting the issue, formal eviction proceedings may begin.

We encourage all residents to address any issues promptly to avoid legal action. This process ensures fairness while protecting the integrity and quality of our community.



MESSAGE FROM DESERTSCAPE'S SALES ASSOCIATE, *Twila Dawson*



I hope this message finds you all well and enjoying this blast furnace of the desert we call "Summer in Phoenix"!

As your dedicated sales agent, I'm always excited to share what's new in DesertScape.

Don't Forget – Our Referral Program is hot, even hotter than the summer temperature!

Know someone looking for a new place to call home? Refer them to our community and you could earn up to \$2,500!

- \$2,500 for a referral who purchases a brand-new home
- \$1,000 for a referral who purchases a pre-owned home (minimum \$10,000 purchase price)

In addition to the cash incentives. I have some fabulous incentives for buyers 18 months free space rent on new home purchase and 3 months free space rent on pre-owned home purchases, for a limited time

Just make sure they mention your name when they come by!

Let's make this summer unforgettable—good food, great neighbors, and maybe even some extra cash in your pocket.

Join me for an open house Saturday September 20th, in the clubhouse, from 11-1...I will be having tailgate food and beverages to kick off football season.

Warmly,
Twila Dawson, Sales
O- 602-943-5833 M- 308-520-6132
dscsales@cobblestoneassets.com

Hello Autumn



THANKSGIVING
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QUILT

COLORS
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TEA
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V S J A E I R S C Z T V E L
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T S M N M X W V A C O I D E
E W W S C A R E C R O W N N
R P U M P K I N Y N X Z G G
B T O P L E A V E S I C F R



Recipe of the Month



Strawberry-Jalapeño Chicken

Recipe courtesy of Brooke Caison | Approved by the Delish Test Kitchen

Photo: Erik Bernstein | Food Styling: BROOKE CAISON

Yields: 4 - 6 serving(s) | Prep Time: 20 mins | Total Time: 45 mins | Cal/Serv: 534

This one is for sweet-and-spicy lovers. This strawberry-jalapeño chicken is bound to become your springtime go-to dinner. Seasoned chicken breast gets pan-seared until golden brown, smothered in a strawberry chipotle sauce, and topped with fresh strawberry-jalapeño salsa to create this playful, bright dish. If you're not a huge fan of the cilantro that gets sprinkled on top, you can easily swap it for fresh basil or parsley.

Strawberry and jalapeño might seem like an odd combination of flavors, but the subtle tartness of the fresh strawberry combines with the fruity spice of the jalapeño and the smokiness of chipotle chiles for a match made in sweet heat heaven. Serve this with roasted sweet potatoes or wild rice for a satisfying, easy dinner that comes together in less than an hour.

Store any leftovers in an airtight container in the refrigerator for up to 4 days.

Ingredients

- 2 Tbsp. neutral oil, divided
- 4 boneless, skinless chicken breasts (about 2 lb. total)
- 1 tsp. freshly ground black pepper
- 3/4 tsp. garlic powder
- 2 1/2 tsp. kosher salt, divided, plus more
- 2 Tbsp. chopped fresh cilantro, plus more for serving
- 16 oz. strawberries, stemmed, halved, sliced, divided
- 3 jalapeños, seeded, chopped, divided
- 2 shallots, chopped, divided
- 1/2 cup plus 1 tbsp. balsamic vinegar
- 1 chipotle chile in adobo, chopped, plus 1 tsp. adobo sauce
- 2 Tbsp. BBQ sauce
- 2 Tbsp. honey

Directions

Step 1

In a large skillet over medium heat, heat 1 tablespoon oil. Pat chicken dry; season both sides with pepper, garlic powder, and 2 teaspoons salt. Add chicken to skillet and cook, turning occasionally, until golden brown and an instant-read thermometer inserted into thickest part registers 160°, 7 to 8 minutes per side. Transfer chicken to a plate.

Step 2

Meanwhile, in a small bowl, toss cilantro, 1 cup strawberries, 1/3 cup jalapeños, 2 tablespoons shallots, 1 tablespoon vinegar, and 1/2 teaspoon salt.

Step 3

In same skillet over medium heat, heat remaining 1 tablespoon oil. Cook remaining jalapeños and shallots and a pinch of salt, stirring occasionally, until shallots start to soften, about 2 minutes. Add remaining 1/2 cup

vinegar and stir to deglaze, scraping bottom of skillet. Stir in chile, adobo sauce, BBQ sauce, honey, and remaining strawberries. Cook, stirring occasionally, until sauce has thickened and strawberries have started to cook down, 7 to 8 minutes.

Step 4

Return chicken to skillet to heat through. Spoon strawberry salsa over. Top with cilantro.

GOOD TIMES *at Desertscape*

Happy times come and go, but the memories stay forever. Enjoy our collection of photos featuring Desertscape events and residents!



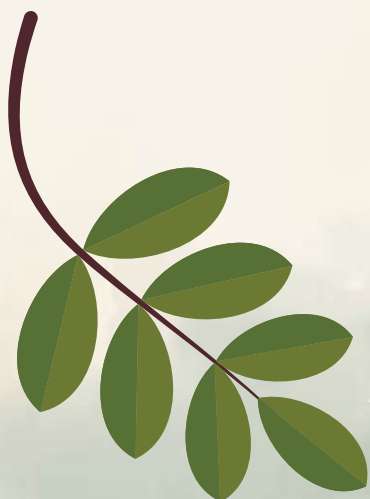
Burgers and Brats



Movie Night



Coffee and Donuts with guest speaker



COMMUNITY BULLETIN BOARD

SERVICES:

MEDICAL:

Do you know someone who is sick or in the hospital? Let Leslie Nielsen know, and she will send them a card. Contact Leslie N. 602-708-7754.

The Medical Equipment Lending Closet will continue to be handled by the Association. For assistance contact: Gail Brazell 602-327-7125.

GIVING HAND:

OPERATION CHRISTMAS SHOE BOXES THROUGH SAMARITAN PURSE: My family packs these boxes every year in Payson, generally, we pack 300 to 400 boxes each year. We would greatly appreciate any of the items I have listed below:

- Shoe boxes up to size 10, stuffed animals, pencils, erasers, pencil sharpeners
- Hats, socks, washcloths and Ivory bar soap, combs and toothbrushes.
- \$10.00 for shipping around the world.

Thank you so much, Carol Sparks B162

SOLDIER'S ANGELS DONATIONS: Please join me in supporting our military and veterans. I have supported our military and veterans through Soldier's Angels since 2005. My particular involvement is sending cards and letters. I write to you to join or help me help them by donating greeting cards. The cards can be on any subject or blank. Please feel free to write your own message inside the card if you'd like to. Also appreciated are craft store gift cards and cash donations to purchase supplies and postage stamps for mailing bulk packages to Chaplains.

SoldiersAngels.org
Thanks a lot for your support!
Sheila Thomas A190

RESOURCES:

TEMPORARY A/C UNITS: The Desertscape/Cobblestone Team oversees the management and distribution of the portable a/c units in the park. If you need one of the loaner units contact the office at 602-943-5833. For after-hours help, call Bill Hegwood at 720-224-5190. You may also email the office to request a unit.

Peter - desertscape@cobblestoneassets.com

COMMUNITY ACTION AGENCIES OR PROGRAMS:

Administrated through counties, cities, councils of government, and private non-profit organizations.

They provide a variety of services:

- | | |
|---|--|
| * Emergency Financial Assistance | * Food Boxes and Other Food and Nutrition Programs |
| * Utility Assistance | * Case Management |
| * Utility and Discount programs | * Advocacy and Referrals |
| * Rental/Mortgage Assistance | * Childcare/Head Start |
| * Housing Repair, Rehabilitation and Weatherization | * Housing and Homeless Assistance |

<https://www.aaaphx.org/area-agency-on-aging-programs/> OR CALL 602-264-4357

<https://wildfireaz.org/find-help/community-action-agencies/> OR CALL 602-604-0640

<https://benefitscheckup.org> OR CALL 1-800-794-6559

<https://www.maricopa.gov/5214> Apply-for-Home-Improvements-Program OR CALL 602-285-1800

<https://www.phoenix.gov/nsd/homerepair> OR CALL 602-534-4444

<https://www.maricopa.gov/4119> OR CALL 602-506-5911

<https://www.maricopa.gov/1180/Senior-Adult-Services> OR CALL 602-506-3011

<https://www.maricopa.gov/3448/Senior-Adult-Services-Programs> OR CALL 602-506-3011

<https://www.fsl.org/rise/> Resources, Information, Support and Education OR CALL 866-375-9779

YOU CAN ALSO CALL 211 FOR RESOURCES. This call can give you many referrals of all types. JUST DIAL AND ASK

HEAT RELIEF TRANSPORTATION, DIAL 211-If you need transportation to a heat relief center

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Referral

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Address _____

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PHOENIX, ARIZONA

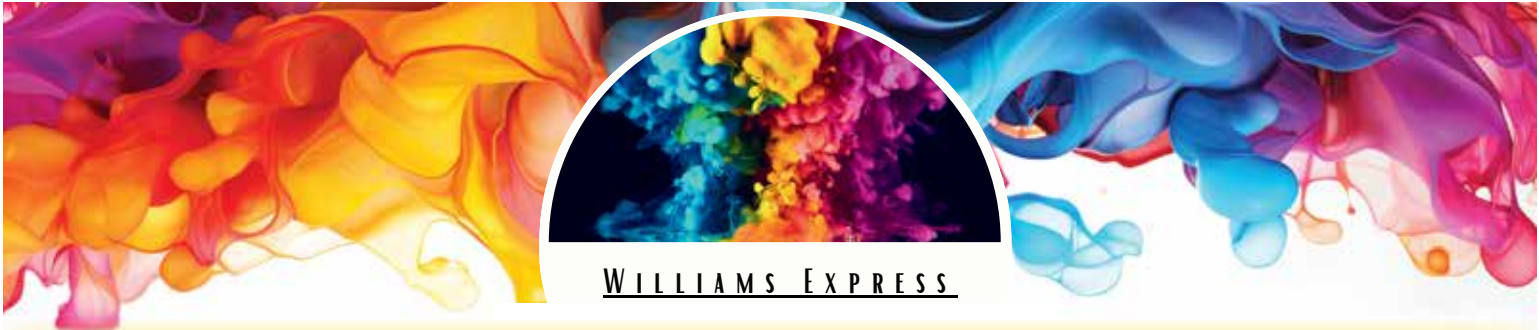
DesertscapeAZ.com | (602) 943-5833

2050 W Dunlap Ave | Phoenix, AZ 85021

Referral incentives are valid only on homes owned and sold by DesertScape.

Referral card must be presented on initial visit. All resident referrals must be new customers. Referral incentive for pre-owned homes valid on homes with a minimum purchase price of \$10,000. Referred customers must execute contract by 12/31/25. All local, state, and federal income taxes are the responsibility of the recipient. Brokered homes are ineligible for referral incentive program. Visit our office for more details.





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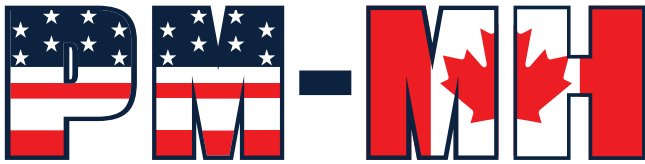
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- Linda P

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OF NEW
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EXP. 9.30.25



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DESERTSCAPE

PHOENIX, ARIZONA

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September 2025 Activities Calendar

Events located on the Patio may be moved to the Library/Game Room due to weather.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 6p Hand & Foot	2 11a Craft Corner 12-4p Billiards 6p Movie Night	3 8:30a Men's Breakfast 6p Mexican Train	4 11a Bible Study	5 9a Coffee & Donuts 6p Karaoke	6 8:30a Breakfast in the Park
7 6p Marbles & Jokers	8 6p Hand & Foot	9 11a Craft Corner 12-4p Billiards 5:30p Birthday Bash TBD	10 8:30a Men's Breakfast 6p Mexican Train	11 11a Bible Study	12 9a Coffee & Donuts 1p Bunco 6p Karaoke	13 12p-2p Desert Angels
14 6p Marbles & Jokers	15 6p Hand & Foot	16 11a Craft Corner 12-4p Billiards 6p Movie Night	17 8:30a Men's Breakfast 6p Mexican Train	18 11a Bible Study	19 9a Coffee & Donuts with Association Meeting 6p Karaoke	20
21 6p Marbles & Jokers	22 6p Hand & Foot	23 11a Craft Corner 12-4p Billiards	24 8:30a Men's Breakfast 6p Mexican Train	25 11a Bible Study	26 9a Coffee & Donuts 6p Karaoke	27 12p-2p Desert Angels
28 6p Marbles & Jokers	29 6p Hand & Foot	30 11a Craft Corner 12-4p Billiards				