Montevista Community Corner Newsletter November 2026



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Notable Notes

Congratulations, welcome and a big **thank you** to our new and not so new Board members, as well as those residents who courageously threw their hat in the ring to run. It is MUCH appreciated! Your "new" Board by unanimous vote consists of John Polak, President; Lee Brodsky, Vice President; Mark Bratman, Treasurer; Kirk Reinke, Director at Large, and Howard Hintz, Director at Large. John will continue to chair the Landscape Committee, Mark will continue to chair the Architectural Committee and Tim Gorman heads up our Safety Committee.

The Landscape Committee notes that Montevista has been nominated by our landscape vendor, Back to Nature, to receive a special award in recognition of it being a premiere community in the Valley when compared to other HOAs.

The Board has been hard at work once again this year having accomplished the following and more under budget by $43,000:

- Completed a new reserve study.
- Completed a revised 10-year asphalt plan.
- Replaced faded or peeling stop signs.
- Replaced the deck at the main tot lot.
- Retrofitted pedestrian gate locks to remove the locking mechanisms, which were being vandalized at a cost to the community of $2K per lock.
- Upgraded irrigation controllers at nine locations to an internet-connected system through Back to Nature at no cost! This will enable their team to gain greater visibility of our irrigation system while lowering costs.
- Tested backflows at meter sites.
- Cleared globe chamomile in the spring as part of the annual fire break clearance.
- Added a new color scheme (#17) to our paint pallet.
- Updated our collection policy.
- Completed large tree thinning and trimming throughout Montevista.
- Completed and approved the 2027 budget.

Reminders

It's almost that time of year for your holiday decorations to reappear, but first here are some things you should know: The acceptable time frame for winter holiday decorations is November 15th - January 15th. Please read the "Holiday Light Rules" contained in this newsletter for further details.

Remember to adjust your online Bill Pay at the first of the year to reflect our new quarterly dues payment of $779. You can set up a one-time payment or recurring payments through your bank's online bill pay system. All payments need to be made payable to the Association and include your account number, homeowner name, lot number and/or property address. When there is a change in the assessment amount, you will need to to contact your bank to change the amount being deducted. Please note, some banking institutions can take 2-5 business days to process a payment.

A Landscape Committee meeting is held on the second Wednesday of each month at 8:00 a.m. at the ramada by the Main park. Times are subject to change slightly due to weather changes.

The last bulk trash pickup for the year will take place on Thursday, December 10th.

Don't forget to overseed your front lawn from summer Bermuda to winter rye!

Did You Know?

The Arizona Department of Administration's Text-to-9-1-1 program is available in every county throughout Arizona. Simply open a new text message in your phone's messaging app, enter 911 as the recipient, type your message and hit "send."

The Picklr facility franchiser has filed for Chapter 11 bankruptcy in order to renegotiate lease agreements. The filing applies to the parent company, not the individual clubs. The Cave Creek and Terravita Marketplace locations are expected to remain open and operational without interruption or immediate changes despite the bankruptcy filing.

The new Dynamite Beer Company is slated to open in Old Town Cave Creek this month or next.



New Dues!

Our HOA quarterly dues will be increasing starting in January of 2027.
The new payment will be $779 per quarter. Please make sure to change any recurring electronic payments to reflect the new amount.
Thank you!









Thank You Volunteers: The Heart of our Montevista Community

The heart of a strong community begins with its volunteers - residents who are willing to step forward and make a difference; giving their time, effort, professional expertise, knowledge, practical labor, judgment, leadership and compassion for something they believe is worth supporting while serving a purpose that goes beyond personal gain. They take time to provide financial oversight, understand governing documents, legal obligations and the interests of the community as a whole. And, they do these things while taking time away from their own families and personal interests so that they can address those of others. Moreover, they do so without financial compensation and oftentimes without the appreciation they deserve.

In Montevista, sadly, we have had only a handful of residents that have come forward to sacrifice their personal time to respond to individual homeowner needs, make difficult decisions, address safety concerns, financial oversight, landscaping and more so that community standards are met to the best of their abilities and in a timely fashion. The Board routinely reviews proposals, contracts and budgets in order to keep costs down. They address the unexpected and find ways to make things run more efficiently while planning for a future that will protect property values for all.

Without the hard work and dedication of our Board and volunteers, committees disappear; maintenance suffers; financial oversight becomes more difficult; disputes may go unresolved; common areas lack necessary maintenance; planning takes a backseat; inconsistent governance and avoidable expenses affect the enjoyment of our neighborhood, property values and the financial health of Montevista.

To that end, on behalf of most Montevista residents I would like to give a huge **THANK YOU** to the 2025-2026 Board and volunteers for all that they have done to ensure that Montevista remains as beautiful and financially sound as it was the day we all signed on the dotted line to purchase our homes:

John Polak, past and present Board President and Landscape Committee Chair; Mark Bratman, past and present Treasurer and Architectural Committee Chair; Lee Brodsky, past and present VP; Directors at Large; James Schrick, Lou Frydman, Kirk Reinke and Howard Hintz; and last, but not least, our committee volunteers Christine Harper, Gary DeWood, Gary Luebbers, John Cerchiai and Tim Gorman.

Holiday Light Rules
Architectural Guidelines for Permanent Lighting

Montevista residents who want to install **permanent** holiday lighting must first submit an architectural application for approval by the Architectural Review Committee. The application should include a description of the proposed lighting and where lights will be placed on the home. Homeowners will ensure that lighting equipment will not be visible (placed under eaves or fascia). Lights will be turned off by 11:00 p.m.

All holiday lighting will be limited to the following holidays:

- Christmas/Hanukkah lights, including permanent lighting, can be displayed from November 15th to January 15th.
- Halloween lights, including permanent lighting, may be displayed from October 1st through the 31st.
- St. Patrick's Day, Memorial Day, July 4th, Labor Day and New Year's Eve/New Year's Day lighting can be displayed one week prior to the holiday and need to be taken down the next day.

Homeowners who wish to use lighting for other holidays or events will need approval from the Architectural Review Committee.

Residents should make an effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other residents.

Decorations must be maintained in good repair and safe working order. Inflatable decorations must be kept inflated at all times when they are visible from one's front yard.

Holiday decorations may not be placed on any structure, tree or plant in any Common Element unless installed by the HOA.











Be in the know! Hear things firsthand. Join us for our next monthly HOA Board meeting to be held on Wednesday, November 19th at 6:00 pm via Zoom



THE HONEY BAKED Ham CO

THANKSGIVING IS Thursday, NOVEMBER 26TH

SERVE THE WORLD'S BEST HAM!

$7 OFF BONE IN HALF HAM

Offer valid until Monday, 11/30/26 at Honeybaked of Cave Creek. This coupon may not be combined with other offers, not valid on gift card purchases. Limit one per customer, per visit. While supplies lasts.

COUPON CODE: 730361

$4 OFF TURKEY BREAST

Offer valid until Monday, 11/30/26 at Honeybaked of Cave Creek. This coupon may not be combined with other offers, not valid on gift card purchases. Limit one per customer, per visit. While supplies lasts.

COUPON CODE: 730362

HONEYBAKED OF CAVE CREEK

4705 E. CAREFREE HIGHWAY | 480-581-4440

SCAN THIS QR CODE TO ORDER!

Only in Arizona



Hell, Arizona received its name from early explorers and settlers who often used dramatic or religious terms to describe the natural features they encountered. Having found the harsh desert conditions unbearable, they jokingly referred to the area as "Hell."

Paradise, Arizona received its name in 1889 when surveyors from the Chiricahua Development Company became captivated by the natural beauty, charm and tranquility of the area; hence, the name "Paradise" got its inspiration.



Only in Arizona can a rainy day turn an ordinary highway into a full-blown highway nightmare!

One minute you're cruising past open desert and beautiful mountain views; the next you're fighting heavy rain, slick lanes, sudden flooding, and drivers who forget that our highways don't magically become safer just because the speed limit is high.

Welcome to Arizona - where the highways are long, storms are unpredictable, trucks are massive, and every driver eventually ends up with a highway story to tell. 😂

Sandhill Cranes
Arizona's First Snowbirds

When Arizona residents think of snowbirds, an image of a sandhill crane usually is not what typically first comes to mind. However, unbeknownst to many, people were not the first "snowbirds" to flock to Arizona!

Sandhill cranes are ancient birds, the oldest living bird species on the planet. They have been migrating to places in southeast Arizona from the Rockies, Canada and even Siberia for over two million years according to fossil records. They follow a biological calendar guided by environmental cues that bring them south by mid to late October according to the Arizona Game and Fish Department.

Sandhill cranes are notable for their red-capped heads due to a patch of bare skin on their forehead, face and foreneck. This unique feature plays a crucial role in attracting potential mates and communicating within flocks. It also becomes brighter when a crane is agitated or defending its territory.

Another unique feature of the sandhill crane is its ability to stand still. This enables them to scan for prey. It helps them avoid detection by predators or observe and respond to other threats or competitors, and it allows them to rest while remaining vigilant.

During the winter, Arizona is host to never-ending waves of between 25,000 and 45,000 sandhill cranes with the largest concentrations of them usually found at Whitewater Draw and the Sulphur Springs Valley to our south in McNeal, Arizona. The best times to see them are just before sunrise around dawn as they depart their roosts to feed in the fields, marshes and wetlands. They are also often seen 1-2 hours prior to sunset when they become active again - feeding, dancing and vocalizing before settling down for the night. This activity typically occurs from November to February with peak numbers usually seen in January.



Thanksgiving Funnies

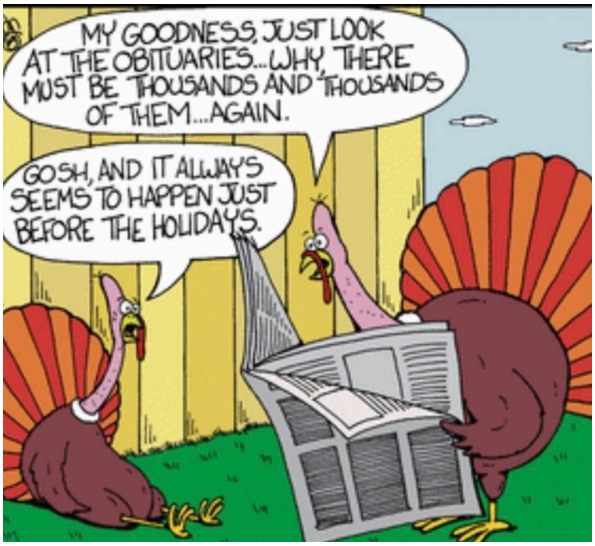












November Fun for Everyone











Monday, November 23, 2026 at 6 PM – 9 PM

Annual Holiday Tree Lighting at Desert Ridge Marketplace 🎄✨

Public · Event by **Desert Ridge Marketplace**







Recipe of the Month
Bacon Ranch Turkey Cheeseballs

INGREDIENTS:

12 ounces (1 ½ blocks) of cream cheese, softened

½ cup sour cream

1½ cups freshly shredded cheddar cheese

1 small corner from a cheddar cheese block

3 tablespoons powder ranch seasoning – NOT ranch dip mix

½ tablespoon red pepper flakes

½ tablespoon garlic powder

8 slices of bacon, cooked and crumbled (divided)

1 large pretzel rod

3+ large pretzel twists

5+ mini pretzels

2 candy eyes

DIRECTIONS:

In a large bowl, combine sour cream with softened cream cheese. You may need to use a mixer if your cream cheese isn't softened completely.

Add ranch seasoning, red pepper flakes, and garlic powder to the cream cheese mixture and mix well.

Combine cheddar cheese and 1/3 cup bacon crumbles with the mixture until very well mixed.

Remove 3 tablespoons from the mixture and set aside. Lay out a large sheet of plastic wrap and place the remaining cheese ball mixture in the center. Wrap the cheeseball mixture by pulling the corners of the plastic wrap together and forming a ball. You can better shape the ball through the plastic wrap.

Repeat step 4 with the 3 tablespoons of cheeseball mixture that you set aside, this will be the turkeys head.

Refrigerate your cheeseballs for at least 4 hours or overnight.

