



Montevista Community Corner Newsletter June 2026



What's Up Montevista!

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News You Can Use

Happy Father's Day

Bobcats are Back!

Can You Take the Heat?

Not a Pig, Not a Pet!

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Recipe of the Month

Notable Notes

The Board has implemented a new late fee for residents who do not turn in their quarterly assessment dues on time. The fee is currently \$15, which has not changed in many years. Montevista will now charge a late fee in line with current Arizona statutes that permit HOAs to collect 10% of the amount of the assessment. Hopefully this will incentivize residents to pay their quarterly dues on time.

The Board has approved replacement of 12 stops signs that are in disrepair. Bids are being obtained, and signs will be replaced shortly.

The Landscape Committee reports large tree trimming in common areas has been pushed back to mid-June. This will allow for more growth and thus larger cutbacks.

The Architectural Committee would like to remind residents that no changes are to be made to the outside of one's home without first submitting an architectural request form along with any required documentation. Once written approval is received, homeowners can proceed. Remember that committee members are volunteers, and as such, authorization can take up to 45 days to complete depending upon the complexity of a project. **Forms are required for the addition of or changes made to** decks, doors, driveways, fences, firepits, gates, gazebos, gravel, gutters, lighting, paint, patios, pavers, pergolas, pools, retaining walls, shrubs, spas, trees, turf, walkways, water features, windows and more. Replacing broken roof tiles or underlayment does not need architectural approval, but entire roof replacement does. Forms are available on our website, mymontevista.com. Please contact AZCMS at 480-355-1190 with any questions.



Reminders

Bulk trash pick-up day is Thursday, June 11th. Please place your items curbside no more than seven days in advance. Also, be prepared for early pick-up times starting at 7:00 a.m. For more information on what constitutes bulk trash, visit the City of Phoenix website at phoenix.gov/publicworks.

Construction dumpsters should be parked in one's driveway - not on the street. Architectural approval needs to be obtained first. An estimated length of time should be noted. Any debris left on the street from remodeling, relandscaping, etc., needs to be cleaned up daily.

See something, say something! If a gate is malfunctioning or a pipe has sprung a leak, etc., contact AZCMS at 480-355-1190. Please do not assume that others have already done so.

Parking is not allowed on our **sidewalks**. This applies to contractors, service personnel, vendors, visitors and the like.

Montevista, in accordance with City of Phoenix regulations, prohibits parking in front of fire hydrants. Please park at least 15 feet away to ensure firefighters have access to our hydrants during emergencies. Not doing so may lead to fines or towing.

No need to panic - our entry and exit gates do have battery backup in case of a power outage.

News You Can Use

Grading has begun at Lone Mountain Park, which means we may see an increase in wildlife in Montevista. So, be sure to keep your pets on a short leash and be aware of your surroundings at all times.

Lone Mountain Elementary School facilities are currently being rented out for district, home schooling and enrichment programs. Before and after school programs are available during the school year. Summer programs include sports, academic support, visual and performing arts, STEM, chess, culinary, health/wellness and more. One can visit their website at <https://cavecreek.ce.eleyo.com> for more information.



Happy Father's Day

To all the dads who come home at night,
to play with their children and kiss them goodnight;
Who attend their games, sometimes every last match;
with pride and devotion cheering each catch.

Who believe in them with all their might;
teach them and trust they will do what's right;

Happy Father's Day to you!

By Lauren Polak



Sun. Space. Summer.



Jen Smith

REALTOR®

602-486-2646

thatphxgal@gmail.com

Summer often brings movement, fresh perspectives,
and new beginnings. If change is on your horizon,
I'm here to guide the journey.

COMPASS

MLS

Not intended to solicit currently listed properties.

Bobcats are Back!

Bobcats are back with several sightings already right here in Montevista! In Arizona, they are abundant with an estimated population of 62,000 to 66,000. They adapt well to a variety of habitats - both urban, desert and rugged terrain. They pose a significant threat to small pets, similar to other predators such as coyotes and owls.

Arizona bobcats are solitary and secretive predators that primarily prey on small mammals like cottontail rabbits, mice, pack rats, and squirrels. They will occasionally eat birds, lizards, snakes and deer. They even eat unattended small cats and dogs, as they are opportunistic carnivores. It is therefore imperative to supervise your pets at all times when outdoors to protect them from potential encounters as bobcats do rely on structures to conceal themselves while hunting.

Small pets are most vulnerable when outdoors during dawn and dusk when bobcats are most active. They therefore should be kept indoors or in a secure enclosed area during these times in particular. This goes for domestic birds as well. Again, they should **never** be left unattended while outside! Food and water sources that might attract wildlife should also be secured.

Bobcats in Arizona are known to seek out water sources, which do include convenient residential pools. They are attracted to places where they can find food, water and shelter, especially during our dry summer months. They seek out backyard pools not only for their water, but they are drawn to other features such as birdbaths and fountains. In addition, backyards provide perfect hiding spots for bobcats to rest.



Questions, concerns?
Then come join your
HOA Board for
our next monthly
meeting on Thursday,
June 18th at 6:00 p.m.
via Zoom!



THE HONEY BAKED *Ham*^{co}

*Celebrate
Fathers Day*

TREAT DAD TO
A HONEYBAKED FEAST!

\$7 OFF
\$50+ PURCHASE

CODE: 730222

Offer valid until Tuesday, 6/30/26 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.



HONEYBAKED OF CAVE CREEK

4705 E. CAREFREE HIGHWAY | 480-581-4440



SCAN THIS
QR CODE TO
ORDER!

Can You Take the Heat?

Did you know that over 4,000 people a year visit emergency rooms in Arizona due to heat-related illnesses? In fact, from 2013 to 2024 over 4,000 people actually died from conditions such as dehydration, heat exhaustion and heat stroke. To further understand these, one must be aware of their signs. So, read on to learn more about them and what you and your loved ones can do to remain safe during the hot summer months ahead.

Dehydration is the result of one's body not having enough water to function properly. Symptoms include confusion; dizziness; dry mouth and mucous membranes; dry skin; less frequent urination; urine that appears dark-yellow; increased heart rate or breathing; lightheadedness and thirst. In children, there can be additional symptoms of concern including irritability; listlessness; no tears when crying; dry mouth and tongue; no wet diapers for several hours; skin that does not flatten when pinched and released; a sunken abdomen, eyes or cheeks.

Prevention: When planning to be outdoors, drink plenty of water even if you do not feel thirsty. Hydration helps regulate body temperature and supports efficient bodily functions. When dehydrated the body struggles to cool itself, increasing the likelihood of overheating and developing a heat-related illness.

Also important during our hot summer months is to stay indoors when possible (especially during the hottest part of the day), avoid strenuous activities; wear lightweight, loose-fitting clothing; seek shade or a/c when possible and take breaks to cool down.

Heat exhaustion occurs when the body loses too much salt and water. Symptoms include heavy breathing and sweating, weakness, fatigue, clammy and/or pale skin, nausea and vomiting.

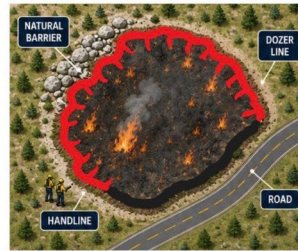
Heat stroke is a life-threatening emergency that can result in altered mental status, rapid heartbeat and elevated body temperature as high as 104 degrees.

Treatment: Heat exhaustion is a less severe condition than heat stroke. When this occurs, the person should be moved to a cool place and excess clothing removed. Skin should be cooled with water or fans. Heat stroke, on the other hand, is a medical emergency that requires **immediate** intervention. Call 911 right away. In addition to the above, cool the body by immersing the person in cold water. If immersion is not possible, apply ice packs to key areas such as the neck, armpits, and groin to help lower body temperature. Encourage the person to drink cool fluids - preferably water or sports drinks to replenish lost electrolytes.



Understanding Wildfire Status

What Contained, Controlled, and Out mean in wildland fire operations



1 Contained

Containment means fireline has been built around part or all of the fire, using handline, dozer line, roads, or natural barriers.

Containment percentage only increases when firefighters are confident that section of line will hold under current and expected conditions.

CONTAINMENT
35%
(Example)



A fire can have line around it and still be 0% contained until firefighters are confident it will hold. Red Line = Uncontained, Black Line = Contained



2 Controlled

Controlled means the fire is not expected to spread beyond the established control lines.

Crews may still be working inside the perimeter, cooling hot spots and improving line.



Fire must be 100% contained before being called controlled



3 Out

Out means there is no remaining heat, smoke, or active fire.

The fire is fully extinguished.



We will be closed on Mondays during the summer, but will be open again 7 days a week starting October 1st. If you're around, be sure to visit Lil' Town!



Lil' Town Butcher

4705 E. Carefree Hwy #101, Cave Creek, AZ 85331
(480) 488-9673



Not a Pig, Not a Pet!

Arizona Game & Fish has recently issued a warning regarding a notable increase in the number of feral hog sightings across rural Arizona, especially near river bottoms, desert washes, farmland, mountain foothills, and isolated backroads. These wild animals can move for miles without being observed. They are **NOT** just wild pigs, they are 300+ pound feral hogs with razor-sharp tusks. They can travel at terrifying speeds racing through rough terrain and cactus fields at 30 mph. They become aggressive when cornered and are strong enough to destroy crops, fences, desert habitats and water sources overnight.

Arizona officials say that damage happens fast! Fields are ripped apart and irrigation areas destroyed. Mud is slung all around creek beds; cactus patches are torn up and trails are completely wrecked. Locals report giant tracks near dry riverbeds and loud crashing sounds through mesquite trees after dark. Trail cameras have captured massive hogs wandering through the wilderness. Ranchers checking on water tanks, movement in the brush or noises thinking they would come across coyotes or javelinas are shocked to find these aggressive tusked monsters instead.

Officials claim what is worse and even scarier is how fast these animals reproduce! Small populations can explode before they even know they exist. For this reason, Arizona wildlife agencies are urging residents to report sightings immediately before they can spread deeper into rural areas.

A warning has gone out to ranchers, residents, campers, hikers and the like - **DO NOT** approach a feral hog, **DO NOT** feed them and **DO NOT UNDERESTIMATE** how dangerous they can be.



ARIZONA WARNING
INVASIVE THREAT ALERT

FERAL HOGS
SPOTTED ACROSS RURAL ARIZONA

- 300+ POUND WILD HOGS
- SHARP TUSKS
- EXTREMELY FAST AND AGGRESSIVE
- DESTROY CROPS, WATER SOURCES & HABITAT OVERNIGHT
- ⚠️ DANGEROUS DO NOT APPROACH

WHAT TO DO

- 👁️ REPORT SIGHTINGS
- 📷 TAKE PHOTOS IF SAFE
- 📧 Send a gift to ARIZONA GAME & FISH OFFICE

ARIZONA GAME & FISH

PROTECT ARIZONA. PROTECT OUR WILDLIFE.
REPORT INVASIVE SPECIES
1-623-236-7601
www.azgfd.gov

NOT A PIG. NOT A PET. A PROBLEM.

June Fun for Everyone



DESERT FOOTHILLS VOLUNTEERS
BUILDING A STRONG COMMUNITY

Sponsored By



CALL FOR VOLUNTEERS

GET INVOLVED GATHERING "GIG"
FRIDAY, JUNE 5 | 9:30 AM - 11 AM
The Holland Center | 34250 N 60th St, Scottsdale

Come have breakfast and get started volunteering in our community!

FREE

Our Nonprofits NEED YOU!

WHAT TO EXPECT

- Meet local nonprofits one-on-one and learn about their missions
- Discover current volunteer opportunities and sign up for New Volunteer training
- Hear directly from organizations about how volunteers create real impact
- Turn your interests and talents into meaningful action in our community

LEARN THEIR NEEDS AND HOW YOU CAN HELP!

REGISTER TODAY → DesertFoothillsVolunteers.com



DINK OUT BREAST CANCER EVENT

Dink Out Breast Cancer is Pink Path Foundation's largest annual fundraiser, bringing the community together for a fun and impactful day of pickleball, connection, and giving back.

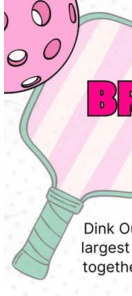
Proceeds from the event support breast cancer patients and survivors through Pink Path Bundles, resources, and community programs that help families navigate the cancer journey with support and hope.

SUNDAY, JUNE 7, 26 / 10 AM
CHICKEN N PICKLE GLENDALE

Register Here



\$60 PER DOUBLES TEAM
www.pinkpathfoundation.org





CARS CAFE

COMMUNITY AND FAMILY EVENT

CLASSIC CAR SHOW AND VENDOR EVENT
JUNE 6th 8-NOON

FAMILY EVENT FOR ALL

- Kid and Pet Friendly
- Baked Goods • Home Decor
- Handmade Jewelry • Unique Gifts
- Music
- Homemade Biscuits & Gravy and so much more

CRAFTS

LOCAL SHOPS



36th Annual

Pine Strawberry Festival

Saturday, June 13 | 9 AM - 5 PM
Sunday, June 14 | 9 AM - 4 PM

Pine/Strawberry Community Center Ramada
3886 N Highway 87, Pine, AZ 85544

SHOP LOCAL • SUPPORT SMALL

Arts & Crafts Vendors
Food Vendors

Fun for the whole family!

Hosted by the
Pine/Strawberry
Business Community



HAROLD'S CORRAL PRESENTS

TOBY

A TRIBUTE TO TOBY KEITH

HOW DO YOU LIKE ME NOW • SHOULD'VE BEEN A COMBOY • I LOVE THIS BAR

SATURDAY
JUNE 13
7:30 PM

STAGE 35
HAROLD'S CORRAL
CAVE CREEK, AZ

VISIT HAROLDSCORRAL.COM TO PURCHASE YOUR TICKETS





ARIZONA TOYCON

MESA MEGA SHOW

SATURDAY, JUNE 27TH 2026

Recipe of the Month

Southern Baked Barbecue Beans

INGREDIENTS:

1 lb Campbell's Baked Beans
1/4 Cup Onion; chopped
1/2 Cup Brown sugar; firmly packed
1/4 Cup Ketchup
2 Tsp Mustard
8 slices Bacon; cooked crisp & crumbled
green pepper (chopped)
1-2 teaspoons Liquid Smoke

DIRECTIONS:

The easiest bacon is the already cooked by Oscar Meyer, Hormel or Tyson. Basically, it's priced the same. Just pop it into the microwave for a couple of minutes and voila! no mess to clean! Crumble it, pull it apart to make small pieces.

Mix all ingredients in a large bowl.

Pour into a medium sized casserole dish. Bake at 350 until bubbly, about 40 minutes or less or place in slow cooker on low 6-8 hours.

