



# Montevista Community Corner Newsletter May 2024



## What's Up Montevista!

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a First Impression  
Motorized Vehicle Vandalism Update  
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## Monthly Meeting Notes

The Landscape Committee is happy to report that the Shea sewer easement through Montevista has finally been completed. Relandscaping will take place shortly. Trees and plants previously disturbed will be replaced to mimic as closely as possible how the area looked prior to this process. In addition, flowers in our entryways will soon be replaced with beautiful new spring/summer blooms.

The Architectural Committee has received many house painting applications recently, and approvals are going smoothly. The Committee would like to remind all residents that ANY changes to the exterior of one's home must be accompanied by an application form and an approval prior to proceeding. These forms can be found on our website, [mymontevista.com](http://mymontevista.com).

Our HOA Board is in need of volunteers! Hours can be few and flexible, and the rewards are priceless. Do what you can to show you care about our community. Please contact Frank Puma with AZCMS at [FPuma@azcms.com](mailto:FPuma@azcms.com).

The Social Committee is contemplating a variety of fun community events to include a Happy Hour, Movie Night and our annual MonsterVista celebration! Stay tuned...

## Did You Know?

Per our CC&Rs, garages are not to be used for storage. If at all possible, please park in your garages and driveways leaving our streets clear for emergency vehicles, garbage trucks, Amazon, FedEx, UPS, service vehicles, etc. Thank you.

For those of you who might have missed reading a previous newsletter (really?), you can find copies of them on our website, [mymontevista.com](http://mymontevista.com) under the NEWS tab.



# You Never Get a Second Chance to Make a First Impression

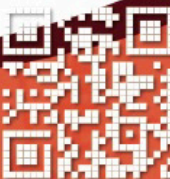
The expression, "You never get a second chance to make a first impression" definitely holds true when one enters the gates here at beautiful Montevista where it is clear that so many of our homeowners take pride in their homes. But living in an HOA means more than just taking pride in one's own home, it means taking pride in our community and the common areas that exist throughout it. Recently, our Board and our management company, AZCMS, has received an uptick in complaints regarding the presence of deep ruts throughout the gravel in our common area desert landscaping and pocket parks along with trampled plants and rocks sprayed over sidewalks and onto the courts creating a potential safety hazard to residents. These behaviors have already cost our HOA thousands of dollars in irrigation and landscaping repairs, which end up affecting HOA dues. So, please have a talk with your kids. Let them know that we all remember what it was like to be a kid and want them to have fun, but certain kinds of fun should not come at the expense of our fellow neighbors and property values.



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Happy  
Mother's  
day

✦ Hello MONTEVISTA! ✦

As a former Toll Sales Manager, I helped nearly 70% of this entire original community with their home purchases, and I'm thrilled to be here for you now! I know Montevista inside and out. I'm honored to support you in any way possible.



Jen Smith

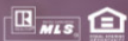
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Ps. Say hello when you see me out and about, and at the Pickle Ball games!

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# Motorized Vehicle Vandalism Update

Montevista continues to see kids on electric motorcycles/dirt bikes riding through our parks and common areas causing more damage to landscaping and irrigation systems. What has become more apparent of late, however, is the inattentiveness of some bikers who speed through our neighborhoods creating dangerous situations for residents and riders alike. At our most recent HOA Board meeting on April 18th, a homeowner described encountering electric off-road dirt bike riders blow through a stop sign barely escaping a major collision. Kids engaged in these activities appear to be of middle school age. Those who do not live in Montevista are violating laws pertaining to trespassing on private property and speeding (despite posted signs), for which there can be legal consequences.

The electric motorcycles/dirt bikes referred to do not have pedals like an electric bike; they have pegs. They are controlled by a throttle and can reach speeds of 40-70 mph. They are not street legal and are intended only to be operated off-road. This was verified last fall in conversations with our Community Action Officer, Officer Jeffrey Blair, at which time a police report was filed. Please see pictures on the following page.

The Board would like to ask residents who witness the activities described above to take videos and/or photos of such occurrences and submit them along with any other information (time, date, place, etc.) to AZCMS via our website, [mymontevista.com](http://mymontevista.com) using the Contact Us page. This can be found under the heading CONTACT on our homepage. Our Community Action Officer, Officer Jeffrey Blair, can be notified at 602-777-7373 or on his mobile at 602-495-5481, and the number for the City of Phoenix non-emergency police line is 602-262-6151.

Montevista looks to City of Phoenix statutes when it comes to addressing activities such as those mentioned above. Please read the following page regarding the use and laws as they pertain to various types of electric bikes.

**Note: Montevista is a private community; therefore, electric motorcycles/dirt bikes as described above are not permitted to operate within our community.**

**The following is Arizona Statute Section 36-64 regarding Motorized skateboard and motorized play vehicle; prohibitions; disclosure requirements:**

A. No motorized skateboard or motorized play vehicle may be operated on any public sidewalk, roadway, or any other part of a highway or on any bikeway, bicycle path or trail, equestrian trail, or shared-use path.

B. No motorized skateboard or motorized play vehicle may be operated on any private property of another without the written permission of the owner, the person entitled to immediate possession of the property, or the authorized agent of either.

C. No person shall operate a motorized skateboard or motorized play vehicle on any private property in a manner causing excessive, unnecessary, or offensive noise which disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to a reasonable person of normal sensitivity.

D. The parent, guardian, or legal custodian of any minor shall not authorize or knowingly permit such minor to violate any of the provisions of this section. If a sanction is imposed upon a minor who is found to be in violation of this section, the parents or legal guardian having custody or control of the minor shall be jointly and severally liable with the minor for payment of the sanction, whether or not the parents or guardian knew of, or anticipated, a violation of this section.



**Electric Bike**



**Electric Off-Road Dirt Bike**



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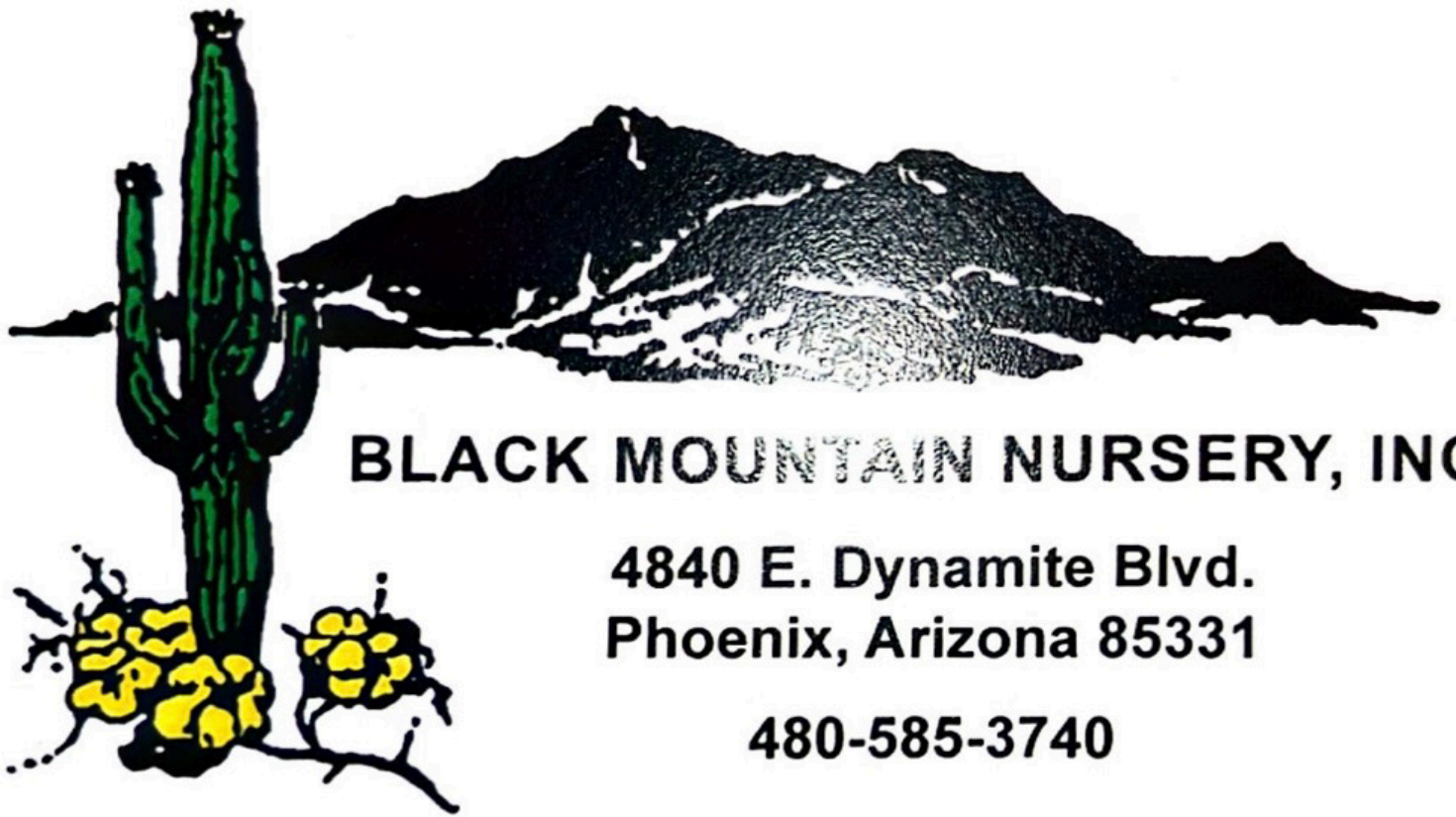
- Certified Angus Beef Variety Selections of Steak cuts.
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## BLACK MOUNTAIN NURSERY, INC.

4840 E. Dynamite Blvd.  
Phoenix, Arizona 85331

480-585-3740

**Next HOA Board  
Meeting:  
Thursday, May  
16th  
at 6:00 pm  
via Zoom**



**3 BROTHERS CONSTRUCTION**  
GENERAL CONSTRUCTION

Manuel Gutierrez  
Owner  
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SCAN TO SEE PROJECT PHOTOS  
[3brothersarizona.com/gallery](http://3brothersarizona.com/gallery)



# Happy Cinco de Mayo!







## The Always Epic Turf Battle

April 15th, 2024

RYE vs BERMUDA.

Oh boy- it is that time of year again... The winter Rye grass is trying to hang on and the Bermuda is wanting to wake up. It is like watching an old boxing match of two champions. Which one will win?

Oregon sends down some of the toughest Rye seed to the southwest to endure our heat as long as it can, while in the meantime beating up on the Bermuda grass as it is trying to wake up from its dormant nap. There are so many various blends of Rye these days, it makes it tougher and tougher to have a seamless and smooth transition.

We will be increasing the water and lower the mowing height to keep up with the rising temperatures as well as fertilizing with a well-balanced fertilizer. This will help to make the transition go as smooth as possible. You will see some stressing and browning in the turf, this is to be expected with the transition.

This can take some time as the low evening temperature must be consistently above 70 degrees for the Bermuda to come out of dormancy. It is normal for there to be dry looking spots as the turf goes through this transition.

Lastly, we will also be doing an aeration at this time to promote strong root growth.

Sincerely,

*Dave Londen*

CEO / Owner



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WHEN YOU MENTION THIS AD  
ONLY AT FATBURGER CAVE CREEK**



**FREE**

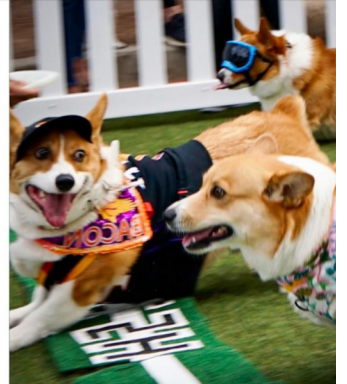
# May Fun for Everyone



SAT, MAY 4 AT 7:15 PM

## Phoenix History, Mystery and Ghost Hunting Tour

Teeter House Tea Room & Jazz · Phoenix,...



SATURDAY, MAY 18, 2024 AT 10 AM – 3 PM

## FREE Dog Event @ WESTWORLD Scottsdale!

WestWorld of Scottsdale · Scottsdale, Arizona



SAT, MAY 11 AT 9:30 AM

## March of Dimes March for Babies

Chase Field · Phoenix, AZ



SUN, MAY 19 AT 11:30 AM

## Military Appreciation Day

401 East Jefferson Street, Phoenix, AZ, U...



FRI, MAY 17 AT 5 PM

## Pickleball Night - Arizona Diamondbacks

401 East Jefferson Street, Phoenix, AZ, U...



WED, MAY 29 AT 3 PM EDT

## Free Days at the Museum

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# Recipe of the Month

## Memorial Day BBQ Beef

### INGREDIENTS:

3-5 pound brisket

bottle of liquid smoke

Bottle Sweet Baby Ray's BBQ sauce or other mesquite smoked sauce

one large onion, coarsely chopped

celery seed



### DIRECTIONS:

Preheat oven to 275. Place brisket fat side up in shallow baking dish pre-sprayed.

Pour bottle of liquid smoke over brisket. Sprinkle with celery seed and top with onion.

Cover tightly with foil and bake for **four hours**. Uncover and pour bottle of barbecue sauce over meat. Bake another hour uncovered. Remove from oven and let cool.

Scrape off sauce, etc., from brisket and set aside on a plate. Pour sauce and onions into a blender when cool. Purée until smooth and set aside.

Slice meat along the grain, then shred by knife or hand into smaller pieces. Put meat back into casserole dish and cover with sauce. Mix gently. Serve on warm sliced onion or kaiser rolls.

