



# Montevista Community Corner Newsletter May 2025



## What's Up Montevista!

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## Notable Notes

The Landscape Committee has been working with Back to Nature to determine what areas around the community are most in need of gravel replenishment or additional plants.

Winter flower beds will soon be replaced with beautiful summer ones, and tree trimming ahead of our yet to be determined monsoon season will begin shortly as well.

Seeing spots? Our grassy areas are in the process of transitioning from winter rye to summer grass. During this time it is not unusual to see brown spots as the rye dies off to allow for summer grass to take hold.

Lastly, our tot lot is due for minor repairs, which will be undertaken shortly.

Speaking of beautiful - have you noticed how our gates, street sign poles, light poles, bollards, basketball equipment, view fencing, barriers and more all look shiny and new? This is all thanks to Ghaster Painting. Soon, homeowners' view fences will look great, too! Be sure to read on for instructions on how to prepare if your home has an exterior view fence. New and additional reflective tape will be placed on our entry and exit gates as well.

Speaking of paint, if you are thinking of painting your home and would like to meet with our resident colorist, Christine Harper, you will not be disappointed! There is no charge for this service. Simply contact AZCMS at 480-355-1190.

As stated in closing documents, on our website, in our CC&Rs, and in most newsletters, **any changes to the exterior of one's home should not be made without first submitting an architectural request form to the Architectural Committee and after receiving their written approval.** Failure to do so can delay your project and result in fines. Updated guidelines are being worked on and will be available in the near future.

# Reminders

Per Montevista CC&Rs, "no mobile home, travel trailer, tent trailer, camper shell, boat trailer or other similar equipment may be parked, kept or stored on a Lot so as to be Visible From Neighboring Property" except for **24-hour** temporary parking for the purpose of loading or unloading. In such cases, homeowners must first contact our management company, AZCMS, to obtain a waiver.

In addition, no motor vehicle may be parked on a driveway if the length of that vehicle exceeds the length of the driveway or encroaches upon or obstructs access across a sidewalk or curb adjacent to the driveway.

Motor vehicles are **NOT** to park in the cutouts that surround the main park, are adjacent to or across from pocket parks, mail boxes, landscaped areas and the like. These cutouts are not personal parking spaces. AZCMS has received several complaints from residents regarding this. Homeowners responsible for this may be subject to fines.

These rules have been put in place so that emergency vehicles, garbage trucks, street sweepers, landscape crews, utility vehicles, moving vans, etc., have quick and easy access to do their jobs. Per our CC&Rs, vehicles may be towed away at the sole cost and expense of the owner including vehicles owned by a guest or invitee of the owner.



# More Friendly Reminders!

Our management company continues to receive complaints about underage, unlicensed, uninsured electric dirt bike riders congregating in Montevista, speeding on our streets, not obeying traffic signs, riding in the dark in dark clothing (an accident waiting to happen), popping wheelies down streets, hiding their faces, destroying plants, creating deep ruts in graveled landscape, cursing at residents and more. These bikes do not have pedals and are **NOT STREET LEGAL!** If you are a witness to any of these behaviors and know who the perpetrators are, or have any photos or videos of them, please contact AZCMS and report them to our Community Action Officer, Officer Jeffrey Blair with the Black Mountain Precinct at 602-495-5481 (direct line) or the main line at 602-495-5002. Please do not confront these kids. One can also call the City of Phoenix non-emergency hotline at 602-262-6151 to file a police report or 911, if necessary.

Residents need to be sure that their email address, phone number(s) and emergency contacts are up-to-date with AZCMS. If you know a resident who does not receive email and text blasts, or this newsletter, please advise them to contact AZCMS at 480-355-1190 so that we all can stay informed. Thank you!

Please do not approach the painters from Ghaster Painting. If you have any questions, contact AZCMS. These workers are here to do a job and do not know anything about scheduling, requirements of homeowners, etc. Every home with an exterior view fence will be painted with no exceptions. This is the responsibility of our HOA as outlined in our CC&Rs. For more information, please read the two pages entitled *All About View Fence Painting* contained in this newsletter.



Thank  
you



# New News

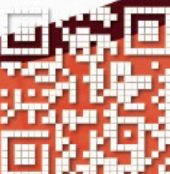
Scottsdale Road Project Update:  
There will be NO roundabout at Dynamite and Scottsdale Road according to the April 8th City of Scottsdale Council meeting. Instead, this will return to a traditional intersection. Cement barriers will be placed from just north of Mark Lane to Dixileta Drive for safety reasons during construction. These are expected to remain in place through September. Work hours have shifted and will now begin at 6:00 a.m. due to the upcoming heat. There will continue to be no left turns at Dixileta as long as concrete barriers are in place.



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# Who Ya Gonna Call?

Have a question, comment, complaint concern, or COMPLIMENT? Then, call AZCMS at 480-355-1190. The Montevista Facebook Group page is **not** affiliated with our Board or management company in any way. For the most accurate and up-to-date answers to your questions, who you gonna call? AZCMS! Feel free to join our monthly Board meetings as well held on the third Thursday of each month at 6:00 p.m. via Zoom.

Be part of the solution - become a volunteer! Our current Board and committee members can use your help. They spend hours every week working to keep Montevista financially sound, our residents informed and our common areas looking great, while planning for both the expected and unexpected at the same time. They absolutely try their best to meet one's needs while maintaining compliance with our CC&Rs. It takes a village!



**Homeade Gelato and Kolaches**  
**28234 N. Tatum Blvd.**  
**Cave Creek, AZ 85331**  
**480-550-7669**  
**sweetsuzans.com**

**Sweet Suzan's, a family-owned gem in Cave Creek, Arizona, is renowned for its delectable gelato and kolaches. We offer a delightful fusion of flavors in a warm, welcoming atmosphere. Our owners, Laura and Tim, have cultivated a beloved local spot where community members gather to enjoy sweet treats and friendly service.**

## ***Our Menu***

We offer a variety of local flavors in-store, along with rotating specialties. Click below to see our current list of flavors.

Our menu features gelato, a selection of kolaches, a wide range of coffees, cold drinks, and new specialty baked goods that we're excited to roll out!

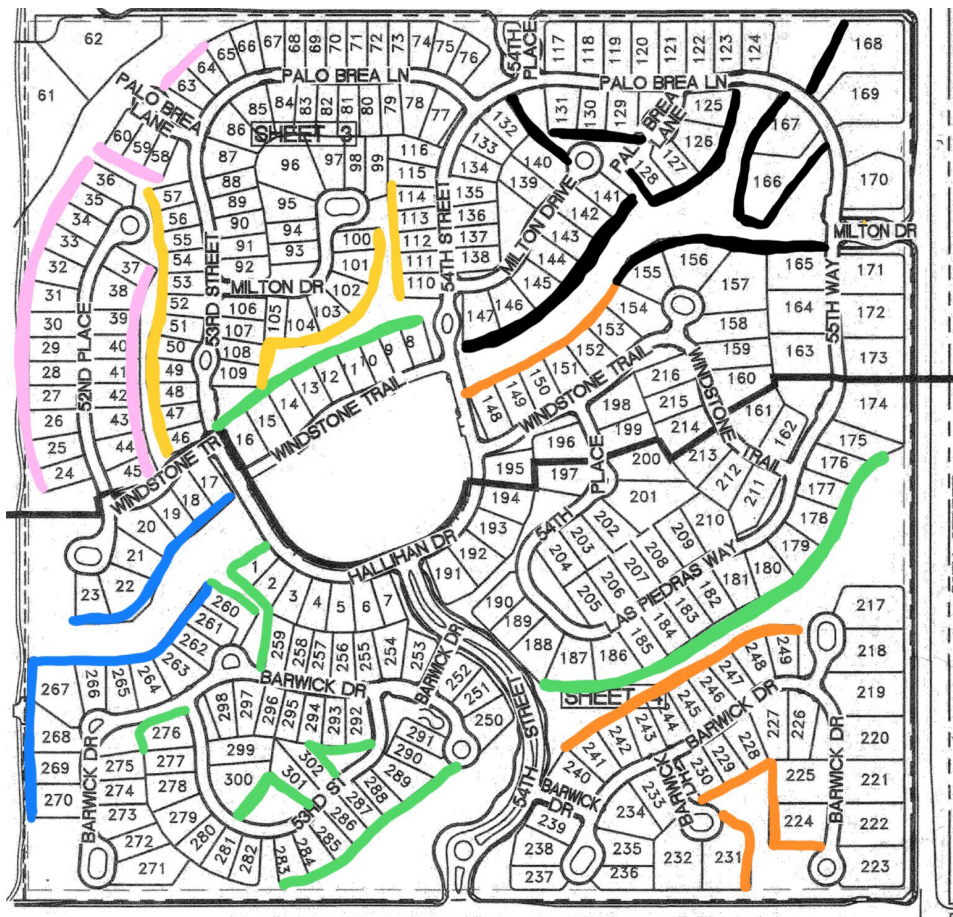


# All About View Fence Painting

Exterior view fence painting has begun in Montevista. Per the original CC&Rs established by Toll Brothers, exterior view fence painting maintenance is the responsibility of the Association, and there are **no exceptions**. This is the first time such painting has been undertaken since our Association took over from Toll. However, Ghaster Painting has repainted the common walls throughout our community in the past. APS is responsible for painting their street light poles.

Exterior view fence painting will be undertaken in six phases. If you have a view fence, please find your lot number on the color-coded map below along with the corresponding date range list noting when your view fence is scheduled to be painted:

Phase 1: <b>Blue</b> (W):	4/28 to 5/2
Phase 2: <b>Pink</b> (NW):	5/5 to 5/9
Phase 3: <b>Yellow</b> (NW):	5/12 to 5/16
Phase 4: <b>Black</b> (NE):	5/19 to 5/23
Phase 5: <b>Orange</b> (NE & SE):	5/27 to 5/30
Phase 6: <b>Green</b> (S):	6/2 to 6/6



Continued...

# ALL ABOUT VIEW FENCE PAINTING (Continued)

Residents are responsible for trimming vegetation 6-8" away from the interior side of their view fence at least three days prior to the start of their phase. This includes vines. **If not completed by this time, Back to Nature, Montevista's landscape company, will be tasked to take care of this at the homeowner(s)' expense of \$250.** Homeowners will receive a reminder flyer on their garage door the week prior to painting.

In addition to vegetation, residents must remove any items attached to a view fence (such as lighting, weather stations, stealth cameras) and cover or move any outdoor furniture, BBQ grills, yard art, etc. that could interfere with painting or possibly be oversprayed. Ghaster Painting is licensed, bonded and insured and has an excellent reputation here in the Valley. Barriers will be placed between the fence and resident property while painting and care will be taken to avoid overspray.

Critter fences/snake screens **DO NOT** have to be removed as the painters will simply spray over them. If you are home at the time of painting and have pets, please keep them inside.

**NOTE:** Residents who would like the interior of their view fence painted at the same time as the exterior need to fill out the attached form from Ghaster Painting. The cost will be \$4.00 per linear foot for a 2' fence and \$8.00 per linear foot for a 4-5' fence. In order to lock in this pricing, forms need to be emailed to [jacqueline@ghaster.com](mailto:jacqueline@ghaster.com) no later than one week prior to painting. **There will be NO exceptions.** Ghaster has requested that all correspondence be done via email. Costs will increase if a return trip is necessary due to the need for remobilizing and remasking. This pricing is being offered as a convenience to residents, who are not required to have an interior view fence painted. If desired, residents can use a painting company of their choosing.

Scheduling and payment for interior view fences will be between Ghaster Painting and individual homeowners. Our Association will **NOT** act as an intermediary. Any questions or concerns should be emailed to [jacqueline@ghaster.com](mailto:jacqueline@ghaster.com).

Lastly, please do not interrupt members of the paint crew to ask questions. If you have any questions, please contact AZCMS at 480-355-1190.





# GHASTER

PAINTING & COATINGS

**Montevista Residents – Optional Wrought Iron View Fence Painting (Interior/Backyard Side)**

If you would like the interior or backyard-facing side of your wrought iron view fence painted, please notify Ghaster Painting **no later than one week prior** to the scheduled work at your home.

Please note that **these pricing rates are only valid during the initial visit**. Additional charges will apply if a return trip is required.

To request this service, kindly provide the following information:

- **Name:** \_\_\_\_\_
- **Phone Number:** \_\_\_\_\_
- **Lot Number:** \_\_\_\_\_
- **Email Address:** \_\_\_\_\_
- **Linear Feet of 2' Wrought Iron @ \$4.00/foot:** \_\_\_\_\_
- **Linear Feet of 4–5' Wrought Iron @ \$8.00/foot:** \_\_\_\_\_

**For Questions or to Submit Your Request:**

Please contact **Jacqueline Villarreal** at [jacqueline@ghaster.com](mailto:jacqueline@ghaster.com)

We appreciate your partnership in maintaining the beauty and value of the Montevista community.

Come join our next  
HOA meeting on  
Thursday,  
May 15th  
at 6:00 p.m.  
via Zoom!



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# Calling All Ads!



Do you have a favorite accountant, babysitter, caterer, chiropractor, dental hygienist, dentist, doctor, electrician, fitness trainer, garage door company, gardener, hair stylist, handyman, housekeeper, landscaper, massage therapist, mechanic, nail technician, optician, painter, pet groomer, petsitter, photographer, physical therapist, pickleball instructor, plumber, pool maintenance person, repairman, restaurant, tailor, tradesperson, tutor, or window cleaner (just to name a few)? I bet you do!

So, why not share your favorite peeps with your fellow residents by encouraging them to advertise in Montevista's Community Corner Newsletter? Our rates are great! Check them out below and feel free to contact Lauren Polak at anytime at [lpolak0125@gmail.com](mailto:lpolak0125@gmail.com) or 602-421-4589. She will be happy to help you with your ad and answer any questions you may have.

<b>Full page (8.5" x 11")</b>	<b>\$140.00/mo.</b>
<b>One-half page (8.5" x 5.5")</b>	<b>\$90.00/mo.</b>
<b>One-fourth page (4.25" x 5.5")</b>	<b>\$60.00/mo.</b>
<b>One-eighth page (4.25" x 2.75")</b>	<b>\$40.00/mo.</b>
<b>Standard business card (3.5" x 2")</b>	<b>\$30.00/mo.</b>

Newsletters are emailed to our 302 residences on a monthly basis. Order forms can be found on our website at [mymontevista.com](http://mymontevista.com) under the 'News' and 'Documents' sections. Payment must be submitted in the form of a check made out to Montevista Community Association and mailed to AZCMS along with the completed form prior to the next newsletter being published.

A minimum of three months is required for all newsletter advertising; however, first-time advertisers will be given an additional two months at no charge added to the end of the specified term. Ads can be purchased in three, six, nine, or 12-month intervals and will be posted on our website free of charge as well. Note: Please do not subtract the two months from your payment.

Advertisements should be emailed in PDF format to Lauren Polak at [lpolak0125@gmail.com](mailto:lpolak0125@gmail.com) along with a copy of your check and order form. If a business would like to change their ad monthly, this can be done at no additional charge as long as it is submitted in a timely manner. Thank you!



Happy



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Not intended to solicit currently listed properties.



# What to Know Before You Go

## Reminders for Summer Weekend Adventures

Planning a camping trip this summer? If so, here are some things that you should know:

- Make sure your vehicle maintenance is ready to go - check tire pressure, fluid levels, brakes and lights. Secure tow chains and make sure they do not drag as this can generate sparks that can start a fire.
- Pack an emergency kit with essentials such as extra water, first-aid supplies, a flashlight, snacks and a shovel for extinguishing fires. Make sure phones are fully charged.
- Bring a light jacket and/or rain jacket as nights in our upper elevations can be quite cool, especially after a monsoon storm.
- Expect traffic congestion! Download the AZ511 app or visit [az511.gov](http://az511.gov) to check on road conditions and closures. If traveling along Bush Highway, remember that parking along this highway and Highway 88 is prohibited.
- Monitor weather and fire restrictions and know how to safely build and extinguish a campfire.
- Plan ahead! Arrive early to your camp spot in case parking is full and be sure to have a back-up plan. Be aware that if you park in an undesignated area, you are at risk of getting ticketed and towed.
- To avoid being split up if traveling with others, your entire party should plan to arrive at the same time due to limited parking at recreation sites.
- The US Forest Service will attempt to post sites that are at or near capacity throughout the weekends. Information on this, as well as fire danger, alerts, warnings, restrictions, road closures, maps, passes and permits can be found on their website at [fs.usda.gov](http://fs.usda.gov).



# Camping Safety Tips





# May Fun for Everyone!



Fri, May 9 - May 10  
Spring Mother's Day Market



Sun, May 4 at 5:30 PM  
Surf & Turf Sunset Dinner Cruise at Lake Pleasant



Sat, May 17 - May 18  
Phoenix, AZ Monster Truck Wars



Fri, May 16 - May 18  
Home & Flower/Plant Show with free parking  
16601 N Pima Rd, Scottsdale, AZ, United State...



Sat, May 31 at 9 AM  
AAWS Everyone Day - Bartlett Lake Marina  
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# Recipe of the Month

## Strawberry Pretzel Salad

### INGREDIENTS:

2 cups crushed pretzels (about 8 oz.)  
3/4 cup butter, melted  
3 tablespoons sugar

### FILLING:

2 cups whipped topping  
1 package (8 oz.) cream cheese, softened  
1 cup sugar

### TOPPING:

2 packages (3 oz. each) strawberry gelatin  
2 cups boiling water  
2 packages (16 oz. each) frozen sweetened sliced strawberries, thawed

Optional: Additional whipped topping and pretzels

### DIRECTIONS:

Preheat oven to 350. In a bowl, combine pretzels, butter and sugar. Press into an ungreased 13 x 9-inch baking dish. Bake for 10 minutes. Cool on a wire rack.

For the filling, in a small bowl beat the whipped topping, cream cheese and sugar until smooth. Spread over pretzel crust. Refrigerate until chilled.

For the topping, dissolve the gelatin in boiling water in a large bowl. Stir in sweetened strawberries; refrigerate until partially set. Carefully spoon over filling. Refrigerate until firm, 4-6 hours.

Cut into squares. Serve with additional whipped topping and pretzels, if desired.

**NOTE:** To keep the layers of this strawberry pretzel dessert sharp and separate, take care to spread the cream cheese layer all the way to the edges of the dish before placing it in the refrigerator. If there are any gaps, the strawberry gelatin layer will leak down to the bottom.

