



Montevista Community Corner Newsletter September 2025



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Notable Notes

The Architectural Committee would like to remind residents who plan on putting in a pool/spa, or building an outdoor kitchen, barbecue or the like, (especially when gas lines are required), must first obtain permits from the City of Phoenix. These permits along with the appropriate architectural forms must be submitted to and approved by the Architectural Committee prior to initiation of any construction.

Waste/construction bins and/or trailers are NOT allowed to be left on the street. Instead, they will need to be parked on one's property. In addition, any construction signs posted in a front yard must come down as soon as work has been completed.

The Landscape Committee would like to remind residents that if they see an irrigation leak in one of our many pocket parks or desert landscaping to please call them in to AZCMS as soon as possible at 480-355-1190. This includes after-hours and on weekends. Thank you!

Wall maintenance repairs have been completed in five areas throughout Montevista. Please be sure if you share a common area fence that plants on your side are not backed up against this wall and that overwatering is not occurring. This causes blistering of paint and degeneration of block walls that could potentially cost residents.

Don't forget to check out the MonsterVista 3 flyer contained in this newsletter. Be sure to RSVP to this fun-filled community-wide event ASAP so that the appropriate amount of food and prizes can be determined. This extravaganza will be held on Saturday, November 1st at 5:00 p.m. Anybody who is interested in volunteering, please contact our management company, AZCMS, at 480-355-1190.

News You Can Use

The following is the latest project update to Scottsdale Road improvements from Jomax to Dixileta Drive: As of the end of August, Dixileta Drive was to reopen on the west side of Scottsdale Road. Temporary striping was to be applied in advance of a traffic shift to the west side of Scottsdale Road and north of Mark Lane to allow for construction to begin on the east side of Scottsdale Road following the Labor Day holiday.

During the night of Monday, September 1st, crews are slated to shift traffic to the west side of Scottsdale Road onto a new asphalt surface with one lane in each direction. Left-hand turns will be restricted from just north of Mark Lane to just south of Dixileta Drive. There will be no access to Dale Lane or Via Dona Road on the east side of Scottsdale Road; however, access will be maintained for Desert Foothills Lutheran Church and Sunrise Bible Church. Existing concrete barriers will be removed.

Fat Willy's at the Shops at Dove Valley has closed. The building has been sold, but so far no new buyer has been identified. Babbo Italian Eatery at Tatum and Cave Creek will be closing in early October, no news yet on what will replace it. Lastly, Red Robin at Mayo Boulevard has closed and construction has already begun to tear it down and replace it with a Hawaiian Bros Island Grill.

Reminders

Montevista's final official bulk trash pickup day of 2025 will be on **Thursday, October 9th**. Bulk items should be placed at the curb no more than 7 days ahead of this date. It is a violation of city ordinance to place bulk items out more than 7 days before this scheduled time; however, be sure not to wait until the last minute, either. Surprisingly, City of Phoenix Waste Management arrived very early on their previously scheduled date on July 10th at 7:00 a.m. leading some to believe that they did not come at all.

Like many HOAs, last year Montevista worked with the City of Phoenix to create a schedule for four bulk trash pick-up dates a year to prevent trash from cluttering our streets on a regular basis. As such, it is greatly appreciated if residents adhere to this schedule and **not** access the online portal to set up individual pick-up times. As soon as a schedule becomes available for 2026, residents will be notified via text/email blast as well as this newsletter. Thank you.



MONSTERVISTA

**SATURDAY,
NOVEMBER 1ST
5:00-8:00**

**HALLOWEEN
COSTUME CONTEST**

PRIZES



BBQ



**PLEASE RSVP TO
MONSTERVISTA2025
@GMAIL.COM
BY OCTOBER 17TH!**





Don't Be a Victim of Fraud!

In the last two years alone, impersonation fraud has doubled here in Maricopa County. Scammers pretending to be legitimate sellers attempt to trick buyers into sending them money or personal information that they subsequently use to steal home titles or other properties. In addition, crooks will forge documents and transfer titles or deeds without the real owner's permission or knowledge. People who have inherited a piece of property, or own a property that is vacant or not consistently monitored are more likely to become victims of this type of fraud.

Due to these escalating scams, in 2023 the Maricopa County Recorder's Office launched a program entitled "Maricopa Title Alert." This is a free program that monitors and alerts subscribers if someone attempts to file something against their property/properties. If such an individual or business was not you, signing up for this program could save you valuable time and money to clean up the mess and prove that fraud occurred.

According to the Maricopa County Recorder's office website, recorder.maricopa.gov, this alert only applies to documents recorded after sign up. There is no limit to how many names a subscriber can list under their account; i.e., a spouse or trust. Updates to this service can be made at anytime, but subscribers must maintain a current email and/or phone number to ensure accurate notification. Users may also unsubscribe at anytime.

To sign up, simply go to recorder.maricopa.gov. Under the 'Recording' tab, click on 'Maricopa Title Alert' and fill out the form. Be sure to include all properties - it just takes a minute or two. Once signed up, should someone file a document under the names you are monitoring you will receive an email and a link to those documents so you can take action if they are fraudulent.

If you are a victim of fraud, be sure to report the fraud to your local police department's fraud division as well as the Arizona Attorney General's Office.

THE HONEY BAKED *Ham*^{co}

FEATURED *Special*

Available at
HONEYBAKED OF CAVE CREEK
4705 E CAREFREE HWY



LUNCH OR DINNER

New TURKEY POT PIE

ANOTHER WAY TO ENJOY OUR FAMOUS *Roasted Turkey*

THE HONEY BAKED *Ham*^{co}

**BUY ONE
GET ONE**
New TURKEY
POT PIE



SKU 729425

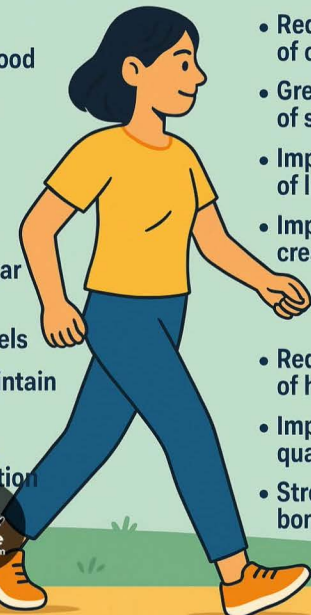
***IN STORE REDEMPTION ONLY**

*Valid through 2/14/25 - 3/31/25. Only valid at Honey Baked Ham of Cave Creek, AZ. Must present coupon at time of purchase to receive offer. May not be combined with any other offer. One coupon per person per visit. While supplies last. No cash value. Valid on purchase only. Not valid on gift card or gift certificate purchases.

As the weather slowly begins to cool off in the mornings and early evenings, while it is still light outside what better way is there to meet new neighbors and take advantage of the many benefits of walking at the same time? There's no time like the present to put down that TV remote, pick up your dog leash, (which many of you have) and venture out into our beautiful community to say hello!

BENEFITS OF WALKING 30 MINUTES EVERY DAY

- Boosts mood
- Reduces anxiety
- Prevents obesity
- Improves blood sugar
- Reduces stress levels
- Helps maintain weight
- Increases lung function



- Reduces risk of cancer
- Great form of self-care
- Improves quality of life
- Improves your creativity
- Improves blood pressure
- Reduces risk of heart disease
- Improves your quality of sleep
- Strengthens bones and muscles

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- Improves blood pressure
- Improves your quality of sleep
- Improves coordination and balance
- Gives a boost to your immune system

All About West Nile Virus

What is West Nile Virus?

West Nile Virus (WNV) is a disease spread by the bite of an infected mosquito. It is not spread through person-to-person contact, and it is not spread by touching animals.

West Nile Virus spreads after mosquitoes become infected when feeding on infected birds. If these infected mosquitoes bite humans or other animals, this can cause the virus to spread. WNV is most commonly seen during warm months and after periods of rain like we experience here in Arizona following monsoon storms. Arizona has some of the highest activity in the U.S. during heavy monsoon periods and post-rainy seasons.

Who is Most at Risk?

Adults who are 60 years and older, people with weakened immune systems, and those with chronic health conditions such as cancer, diabetes, or kidney disease have a higher risk of contracting West Nile Virus.

What are the Symptoms of WNV?

Most people (8 in 10) who come down with West Nile Virus actually have no symptoms. About 1 in 5 may develop fever, headache, body aches, joint pain, vomiting, or diarrhea. Less than 1% will develop a serious illness that could affect their brain or spinal cord (encephalitis or meningitis).

What Can You Do?

It is important to protect families, pets and our community from mosquitoes that can carry the West Nile Virus. As even a small amount of standing water can become a breeding ground in just a matter of days, the following are a few things you can do:



CHECK AND EMPTY:

- Buckets, wheelbarrows, and flowerpot saucers
- Birdbaths (refresh water every 2–3 days)
- Pet water bowls (refresh daily)
- Gutters, drains, and tarps that collect water
- Old tires, trash cans, and recycling bins without lids
- Kids' toys or play equipment that can hold rainwater



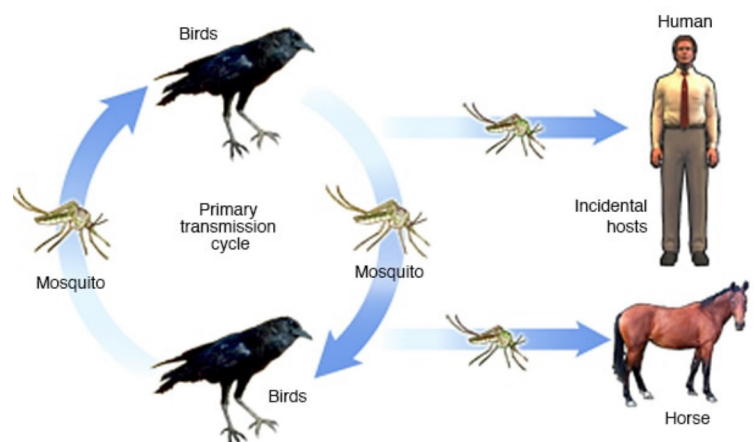
DRAIN IT, DUMP IT, OR COVER IT— EVERY TIME IT RAINS

It only takes one week for mosquito eggs to hatch and grow.

Let's work together to keep our neighborhoods safe and healthy.



Transmission Cycle of WNV:



Once Upon a Rose...



The largest rose bush in the United States, as well as in the world, is located in Tombstone, Arizona! The massive Lady Banksia rose bush planted in 1885 now spans 9,000 square feet and has a circumference of about 12 feet.

As the story goes, in 1884 a young miner and his bride Mary left Scotland bound for Tombstone just one day after being married. Sadly, it did not take long before the young bride became extremely homesick. To help alleviate her loneliness, in the spring of 1885 her family back in Scotland sent her a box full of plants, bulbs and cuttings from her garden back home. The box included several rooted cuttings from the White Lady Banksia rose that she had planted as a child.

Upon receiving this gift, Mary and her newfound friend chose to plant the cuttings near a woodshed in the back patio of a boarding house for the Vinzinia Mining Company where her friend worked. Amazingly, the Scottish rose tree took root and flourished in of all places, the Arizona desert!

This historic rose bush continues to bloom each spring for about six weeks from March 11th through April 29th with thousands of tiny white roses forming a gigantic canopy. If lucky, one can smell perfume from a breeze a block or two away. This rose bush is such a big deal that Tombstone hosts an annual Rose Festival in April to celebrate it.

One can visit this famous tree at the Rose Tree Museum located one block south of Historic Allen Street at 118 S. 4th Street in Tombstone. Regular hours are Sun-Fri 11 am to 5 pm and Saturdays from 10 am to 5 pm.



Your next
HOA Board meeting
is set for
Thursday,
September 18th
at 6:00 pm via Zoom



Supply. Strategy. Success

More Homes, More Choices

September often brings a shift in the market, with more homes coming on and competition heating up. Having the right strategy in place is key to standing out and making the most of this change.

Whether you're buying or selling, I can help you navigate the extra inventory with a plan designed for your success. Don't just list, leverage strategy.

CALL OR TEXT ME ANYTIME

Jen Smith

REALTOR®

602-486-2646

thatphxgal@gmail.com

MONTEVISTA REAL ESTATE EXPERT WITH PROVEN RESULTS

COMPASS



Not intended to solicit currently listed properties.



The Return of Arizona's Toxic Toad

There are 16 species of toad in Arizona, but the Sonoran Desert Toad, aka the Colorado River Toad, is the only dangerously poisonous toad living in Arizona according to the Tucson Herpetological Society. This toad is also the largest native toad in the United States. Adults can weigh up to 1.98 pounds and reach a height of over 8" in length.

The Sonoran Desert Toad rears its ugly head from late May to September, but is mainly active during Arizona's summer monsoon season. During this time they can be found at any water source including pools, ditches, drains, lakes and rivers. They tend to lay their eggs in temporary rain pools and permanent ponds. The larvae will turn into toads after 6-10 weeks. Toads will remain underground during the heat or cold of the day depending on the season.

One must beware that these toads are poisonous! They can secrete an extremely potent toxin from several glands in their skin. This toxin is white, milky and liquid in appearance. Animals such as dogs who oftentimes harass these creepy creatures can become intoxicated through their mouth, nose, or eyes. This toxin is strong enough to kill full-grown dogs that pick them up in their mouths, lick or chew them.

Symptoms of toad poisoning in dogs include excessive drooling, irregular heartbeat and gait, shaking of the head, mouth or eye pawing, foaming at the mouth, hyperthermia (elevated body temperature) and breathing difficulty. If you suspect that your pet has come into contact with one of these toads, rinse their mouth and face immediately with fresh clean water. Then call the Pet Poison Hotline at 855-764-7661 and seek immediate veterinary care.



Too Cute! Arizona's Coatimundi

Arizona's white-nosed Coatimundis, pronounced Ko-ah-ta-muhn-dee, are members of the raccoon family. They are about the size of a small dog with males weighing up to 18# and females slightly less. They can be found in the pines as far north as Flagstaff and Tonto National Bridge and are known to inhabit higher elevation deserts in the Superstition Mountains east of Phoenix and the Huachuca Mountains southeast of Tucson.

Here in Arizona, Coatmundis will travel in bands of up to 30 and often sleep in trees. They prefer woodland habitats and rocky canyons. While walking, their long semi-prehensile tails (meaning they have the ability to grasp or hold objects, but cannot support their entire body weight) often tower above them like a telescope. They eat everything from insects and small animals to fruits and nuts using their long flexible snouts to dig up grubs and the like.

Coatimundis are great at climbing and therefore spend a lot of time in trees. They generally are not aggressive towards people, but if threatened or cornered they can be. If spotted, it is best to watch these cuties from a distance giving them plenty of space.



September Fun for Everyone!



September 7-8
Total Lunar Eclipse
About 86% of the world will witness a lunar eclipse as the Moon turns blood red – one of the most watched eclipses in history



Junk In The Trunk
VINTAGE • ARTISAN

Friday, September 12, 2025 at 4 PM
Junk in the Trunk Vintage Market
September 2025



SEPTEMBER 7
BLOOD MOON ECLIPSE



SEPTEMBER 21
PARTIAL SOLAR ECLIPSE



Arizona State Fair
grow happiness
Sep 19-Oct 26 • Thu-Sun

September Nights
at the Arizona State Fair
Sep 19-28 • Thu-Sun

#TRYHOCKEY



TRY HOCKEY FOR FREE

SATURDAY, SEPTEMBER 13TH 9AM - 10AM
AZ ICE ARCADIA - 3853 E THOMAS RD PHOENIX, AZ 8018

Recipe of the Month

Teriyaki Chicken Tacos with Grilled Pineapple Pear Salsa

INGREDIENTS

1 lb chicken breasts, cut into strips
1/2 cup teriyaki sauce
2 fresh garlic cloves, minced
1 tbsp honey
1 tbsp neutral oil
corn or flour tortillas
salt and pepper to taste

PINEAPPLE PEAR SALSA:

1 cup fresh pineapple, diced
1 ripe pear (Bartlett or Anjou), diced
1/4 cup red onion, chopped
1 jalapeno, diced
juice of one fresh lime
2 tbsp cilantro, chopped
salt and pepper to taste



DIRECTIONS

Combine teriyaki sauce, garlic, honey, oil, salt and pepper in a large bowl, whisking until completely blended and smooth. Add chicken coating each piece thoroughly with marinade; cover and refrigerate for at least 30 minutes.

Preheat grill to medium-high heat. Slice pineapple into half-inch rounds or large chunks that will not fall into grate. Grill for 2-3 minutes per side. Remove and cool slightly before dicing for the salsa.

Place marinated chicken strips on grill and cook 3-4 minutes per side. Allow chicken to rest under foil for 5 minutes before slicing into bite-sized pieces.

Combine diced pineapple with pear, chopped onion, jalapeno, lime juice, cilantro, salt and pepper in mixing bowl until glossy.

Heat tortillas in skillet or on grill 30 seconds per side. Wrap in paper towels to stay warm. Layer with chicken and generous spoonfuls of salsa. Add shredded cabbage, sliced avocado and/or fresh lime wedges, if desired.