



Montevista Community Corner Newsletter October 2026



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Notable Notes

Ballots have been mailed to all homeowners for the election of new Board members. One vote is allowed per household/lot. "Your participation in this process is important. If a quorum is not present by Absentee Ballot, the meeting may have to be rescheduled at an additional expense of another mailing to the owners. Ten (10) percent of the members must be represented by Absentee Ballot to constitute a quorum. **It is necessary that we receive your ballot by mail no later than 3:00 PM on October 6, 2026.** You may email your ballot to Vote@azcms.com." Our new Board will be announced at our Annual Board meeting to be held on **Wednesday, October 7th** at 6:00 p.m. via Zoom.

The Landscape Committee reports that water has been turned off in preparation for winter grass reseeding. Water in our main park is automatically turned off with heavy rains.

The Architectural Committee notes that all architectural requests are currently up to date. Residents are asked to please be as detailed as possible when submitting architectural request forms for changes made to the outside of one's home including plant type and placement in front yards.



Reminders

Don't forget to join us for the announcement of our newly elected Board members at our Annual Meeting on Wednesday, October 7th at 6:00 p.m. via Zoom. If you have not already received a link to this meeting via text or email blast, please contact AZCMS at 480-355-1190. This meeting will be combined with our regularly scheduled monthly meeting normally held on the third Thursday of each month.

For those residents using Alert 360 for their security needs, please note that they have transferred their monitoring services to an in-house, U.S. based, 24-hour, state-of-the-art communications facility. As a result, they now have one number to reach them 24/7 to cancel a false alarm, or for any other customer service questions or concerns. That number is 888-642-4567.

Be sure to check out our newest paint scheme #17 on our website, mymontevista.com. Simply log into the homeowners portal; click on 'Governing Documents' and then scroll down to 'New Paint Schemes' and 'View File'. There is no fee associated with filing an application to repaint your home.



Canyon Lake, including Forest Service roads and recreational sites will be closed through February 28, 2027 in preparation for the Salt River Lake Drawdown Project, which will lower water levels to allow for critical dam safety inspections and maintenance by SRP. State Route 88 will remain open during this time.

New News

Desert Ridge Marketplace has announced three new national brand retailers - Gap Factory, Anne Taylor Factory and Sierra. They will be joining them over the next number of months. Trader Joe's is expected to open in November.

More retail and dining tenants have been confirmed at the new PV Mall. These include Sephora, Aveda/Distinctive Salon, Blanco Cocina + Cantina, Federal Pizza, The Melt, Wren House Brewing, Velvet Taco, Hammer & Nails, SkinSpirit, European Wax Center, Lululemon, Harry & Izzy's, Ander Market boutique, Face Foundrie, Next Health and WeWhiten. Slated to arrive in 2027 are Culinary Gangster, Obon, Cala, Helios Pilates, Escapology escape room and more.

Save the Date!

Please join us for our
annual HOA Board meeting
on Wednesday,
October 7th at 6:00 pm
via Zoom for the
announcement of our
newly-elected Board
members and more...



THE HONEY BAKED *Ham*^{co}
Game Day?
YOU FOCUS ON THE GAME.
WE'LL HANDLE THE FOOD.

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CODE: 730327

Offer valid until Wednesday, 10/31/26 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.



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OR CODE TO
ORDER!

Phoenix Police Online Reporting

Citizens can now report specific types of low priority crimes or incidents online. If you have experienced theft, lost property, vandalism or other eligible incidents, simply click on the link to their website at

www.phoenix.gov/police/policereport to report them. If you need further assistance, call (602) 262-7560. For emergencies, always call 911.

Online reporting must meet specific criteria. Incidents must have occurred in Phoenix, one must have a valid email address, and the value of lost or stolen property must not exceed \$10,000.00. Reports cannot be made for crimes in progress, vehicle accidents, graffiti, bias or hate crimes, crimes in which the suspect is known to you or can be positively identified, crimes involving stolen guns, vehicles, license plates, threats of harm, or residential or commercial burglaries .

Acceptable types of incidents for online reporting include theft from a vehicle, criminal damage, fraudulent use of a credit/debit card, lost property, theft, identity theft, theft from a vending machine, a stolen bicycle, harassing or nuisance calls.

After completing your report online, you will first receive a tracking number. Your report will then be reviewed by a police officer. If more information is needed, you will be contacted through the email address you provided. Once your report has been approved, you will receive the report number and a copy of the report that can be printed at home. You will also receive feedback from a police officer within five working days of filing your report.



Did You Know?

Arizona has a new system apart from the Maricopa County Title Alert System to help combat title fraud. Unlike the Maricopa County system, the Arizona Department of Real Estate Sales Alert System is a separate tool for homeowners that alerts them the moment someone attempts to sell their property through escrow. The system tracks a property address, which sets it apart from the County's system that monitors when a document is recorded under a homeowner's name. The service is free, and it takes only a matter of minutes to register. One can sign up at earlyalert.azre.gov.

Driver's license photos in Arizona will now last longer. Under SB 1552, Arizona has increased the period between required driver's license photo updates from 12 years to 16 years. However, ADOT can still require a driver to update their license during that period.

Illegal motorcycle lane splitting can now be deemed as reckless driving. Under HB 2941, a motorcyclist who illegally passes another vehicle while occupying the same lane or who illegally rides between lanes or rows of traffic can now be found guilty of reckless driving. This is a Class 2 misdemeanor that can result in the suspension of one's driving privileges for up to 90 days. Arizona law still allows a rider on a two-wheeled motorcycle to move between or pass stopped vehicles when around stopped traffic.

There is a new penalty in Arizona if distracted driving results in a crash involving a motorcycle. Drivers are now subject to an additional \$150 penalty, and repeat offenders can face up to a \$400 fine - an increase of \$150-\$250 compared to the previous range. Arizona law has prohibited drivers from physically holding or supporting a cellphone while driving since the state's hands-free law was signed in 2019.

The screenshot shows the 'PROPERTY OWNER PORTAL' for the 'EARLY ALERT SYSTEM'. The main heading is 'Protect your property from deed fraud.' Below this, a paragraph explains that the system notifies users when an escrow officer enters pending real estate sales information, allowing them to notify the Department if they believe the sale to be fraudulent. A 'Register Your Property' button with a right arrow is prominent. Below it are buttons for 'Unsubscribe From Alerts', 'Turn Alerts Back On', and 'Escrow Officer Portal'. To the right, a box lists features: 'Active Protection', 'Instant SMS & Email Alerts', and 'Official State Agency Program'. At the bottom, a disclaimer states that the ERAS is a voluntary and free fraud mitigation tool provided by the Arizona Department of Real Estate (ADRE), and that users are responsible for evaluating the accuracy and reliability of the information provided.

Don't Get Scammed!

With new technologies cropping up at an alarming rate, so too are sophisticated scammers just waiting to make you their next victim. Scammers are now able to "spoof" phone numbers so that a number shows up on your phone with the name of a big company on it even though they are not affiliated with it. They can easily impersonate companies, as well as people you know, and are able to access sensitive information. They may have your bank's name and number displayed on your Caller ID, or your social security number and your mother's maiden name. So, what can you do?

Do not answer any calls you are not expecting. If you see your bank, credit card company, phone company, Amazon, or any other business calling that you are not immediately expecting to call, do not answer your phone. This way you take away a huge tool from fraudsters who love to create a sense of urgency and panic telling you that you are the subject of fraud and that your money is at risk.

If you receive an unsolicited call, first try calling the person back using the number in your contacts if they leave a message. Only contact companies using a trusted number or touchpoint. For banks, credit card companies or other financial providers, use the number on the back of your card or an old paper statement that you know is legitimate. You can also go to their website for a number or customer service email address. **Controlling the contact instead of letting the scammer take control is key to fighting scams.**

Do not respond to or give out any sensitive information in response to a request. For example, you may be sent a text and asked that a security code be sent to your phone. This is just another scam with the potential to drain your bank account. Instead, seek out a trusted phone number and call the company to verify whether or not there is a problem.

Do not fall for urgency - something scammers love to create to make you worry. This leads to panic and unclear thinking. The same goes for secrecy. If you are asked to take any urgent action such as going to a bank, withdrawing or moving funds, buying a gift card, immediately giving out any kind of information or the like - **do not**. If you are told not to contact the police or not tell a bank teller what is going on, do not listen. Reset and call your financial institution or the police for guidance.

Have a Family Code Phrase. With advances in AI technology, even voices are being created to sound just like yours. Keep this code among family members and do not publish it anywhere. If someone calls using a loved one's voice, simply ask for this code phrase. If it is not given, you will know it's a scam.



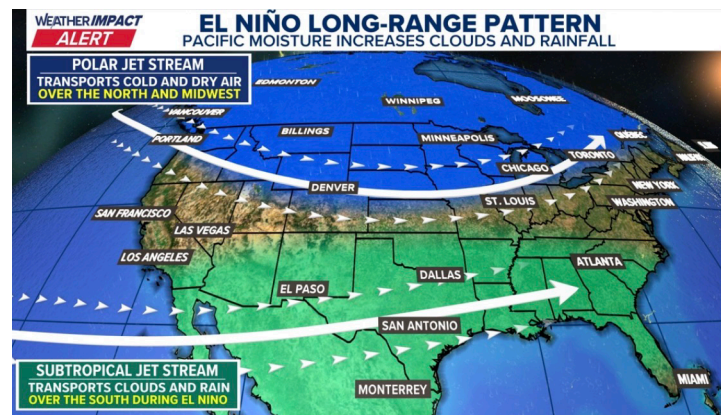
To Be Or Not To Be... ?

Much has been said and continues to be discussed regarding the likelihood of the West, including Arizona, experiencing a very strong El Niño, or Super El Niño, including an historic one with some forecast models noting rainfall totals significantly above normal. As of mid-September, thirty NOAA models were predicting that this year's winter storm season could compete with or exceed the strongest storm season in recorded history.

So, what is a Super El Niño? Simply put, it is an exceptionally strong version of the natural climate pattern that arises when sea surface temperatures in the central and eastern tropical Pacific are much warmer than normal. When this happens, it causes shifting weather patterns along with movement in the jet stream resulting in altered winter temperatures, as well as precipitation and snowfall patterns across the United States.

According to the NWS Climate Prediction Center's most recent outlook, there is a 90% chance of a very strong El Niño developing during the fall and winter of 2026-27 with a 69% chance that such an event will reach historic intensity, exceeding the strength of prior El Niño events dating back to 1950. This means more frequent Pacific storms will impact Arizona with more widespread rain rather than isolated showers, several significant rainfall events, a higher potential for flash floods, cooler temps accompanying these storm systems and above-average mountain snow - in particular from January through March.

A very wet Arizona winter as a result of a strong El Niño across the Upper Colorado River Basin, in combination with a good deal of precipitation in Arizona and the Southwest, could substantially increase water flows into the Colorado River, improve runoff and inflow into reservoirs, as well as short-term water conditions. The last few times Arizona had a "very strong El Niño" were back in 1982-83, when Phoenix received 9.36" of rain from October of 1982 through May of 1983, and from 1977-78 when some parts of the Valley received over 20" of rain. The average annual precipitation for Arizona is 12.21"; from November through March it is 3-4", though this varies across the state.

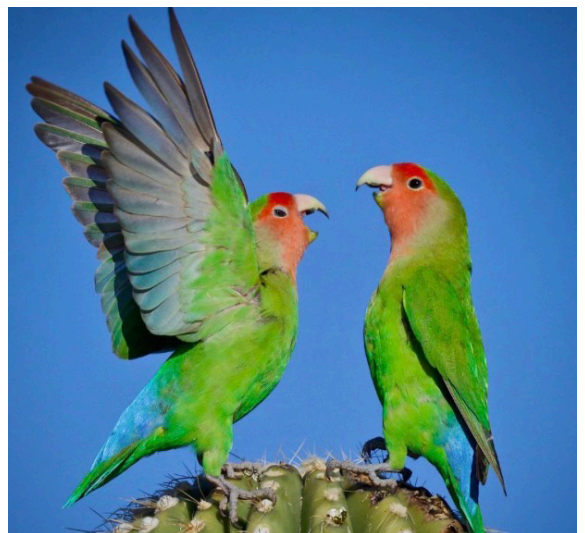


Arizona's Little Lovebirds

Arizona's Peach-faced Lovebirds actually started out as popular pets that escaped or were released from captivity decades ago. Over time, these little lovebirds found each other and created small self-sustaining groups able to adapt to our urban desert environment. This marked the beginning of true feral populations, an unusual occurrence for an exotic species that originated in the dry wooded countryside of southwestern Africa whose arid climate is similar to our own. Their population is now estimated at over 2,000.

With its abundance of shade trees, palms and shrubs providing crucial food sources and nesting sites, Phoenix with its unique blend of desert landscaping, warm temperatures and irrigated green spaces became a lovebird paradise. Here they feed on seeds, fruits and nectar from flowering plants in gardens, backyards and parks. One can find their nests in hollowed out tree trunks, untrimmed palm trees and holes in our giant Saguaro cacti.

Early mornings, just after sunrise, these lovebirds emerge from their roosts to feed and socialize. In late afternoons, an hour or two before sunset, they will gather once again in large, noisy flocks before settling down for the night. Some of the more popular areas in the Valley to spot these colorful creatures include McCormick Stillman Railroad Park, Kiwanas Park and Encanto Park.



Scottsdale Road Improvements – Jomax Road to Dixileta Drive

Project Information

Consistent with the City's Transportation Master Plan, this project will convert this section of Scottsdale Road to a complete street including updates to the major intersections, landscaped medians, bike lanes, sidewalks and trails to improve safety, capacity and accessibility for motor vehicles, bicycles and pedestrians.

Construction began in the December of 2024 with work both north and south of the Dynamite Blvd. intersection. Work on the redesigned intersection began in early 2026 and will take place for the remainder of the year. The entire project will receive final paving and striping at the end of the project.

2019 Traffic volumes on Scottsdale Road between Jomax and Dynamite are 30,600 vehicles per day and between Dynamite and Dixileta are 27,200 vehicles per day. 2025 projected volumes for Jomax to Dynamite are 31,800 vehicles per day and for Dynamite to Dixileta are 28,600 vehicles per day.

- Scottsdale Road traffic is currently shifted to the west side of Scottsdale Road, one lane in each direction, from Dixileta Drive to Jomax Road. Dynamite Boulevard remains closed on the east side of Scottsdale Road through December for crews to rebuild the east side of the Scottsdale Road/Dynamite Boulevard intersection. Left turns are permitted for southbound traffic at Dixileta Drive, and for north and south bound traffic at Jomax Road. Detour signage is in place to direct travelers around the closure. In addition, Oberlin Way and Bent Tree Drive remain closed on the east side of Scottsdale Road.
- Crews continue remaining work in the median islands to install riprap and decomposed granite (DG). Scheduled for early October, crews will work to install remaining irrigation, DG and any trees or shrubs on the west side of the Dynamite Boulevard intersection.
- Crews continue work on the east side of the Dynamite intersection to construct headwalls as part of drainage improvements and scheduled for the week of September 14, will begin grading activities to prepare for installation of multi-use path, curb and gutter, and future paving.
- Scheduled for the week of September 21, crews will begin installation of the multi-use path on the east side of the Dynamite intersection, with installation of curb and gutter beginning the week of October 5 in that same area.

October Fun for Everyone



Recipe of the Month

Pumpkin Snickerdoodles

INGREDIENTS:

- 1 cup unsalted butter cold and cubed
- 1 cup dark brown sugar packed
- 1/3 cup granulated sugar
- 1/3 cup + 2 tablespoons pure pumpkin puree
- 1 large egg yolk
- 1/2 tablespoon molasses
- 2 teaspoon vanilla extract
- 3 cups all purpose flour spooned and leveled
- 1 teaspoon baking soda
- 1/2 teaspoon cream of tartar
- 2 teaspoon pumpkin pie spice
- 1 teaspoon kosher salt

SUGAR TOPPING

- 1/3 cup granulated sugar
- 1 teaspoon cinnamon



DIRECTIONS:

In the bowl of a stand mixer fitted with the paddle attachment, cream together the butter, granulated sugar, and brown sugar. Add pumpkin puree, egg yolk, molasses, and vanilla. Mix on low until well combined.

Add flour, baking soda, cream of tartar, pumpkin pie spice, and salt. Mix on low until combined and you can no longer see the flour. Dough will be sticky. Do not overmix.

Put cookie dough into the refrigerator and let chill for 30-40 minutes. While the dough is chilling, preheat oven to 400 and line a baking sheet with parchment paper.

In a small bowl, mix together granulated sugar and ground cinnamon to create the topping.

Once the dough is cooled, using a 2 tablespoon cookie scoop, scoop out your cookies. You do not need to roll them with your hands. Gently roll the cookie dough in the cinnamon sugar, coating the entire cookie scoop.

Place cookie dough balls on a baking sheet about 3 inches apart. Put remaining cookie dough balls in the refrigerator to stay cool while each batch bakes.

Cool on the baking sheet for about 2 minutes and then transfer to a wire cooling rack. Add a dusting of the cinnamon sugar to the tops of the baked cookies as soon as they come out of the oven.

