



# Montevista Community Corner Newsletter February 2026



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## Notable Notes

The Architectural Committee would like to remind homeowners that an application for design approval is required when any significant change is to be made to the exterior of one's home. Applications and fees are not needed for simple replacement of already approved existing landscape items with like-for-like materials (see approved plant list on our website). This includes artificial turf, trees and gravel. No new changes to hardscape are permitted; i.e., design changes, fixtures, garage doors, gates, pavers, or other structures/walls without architectural approval and payment of fees. Please contact AZCMS at 480-335-1190 with any questions.



The Landscape Committee is currently obtaining bids for our annual 7-10' cutbacks in our 404 washes in order to maintain fire breaks. Once completed, homeowners will be notified of clearing dates.

## Reminders

Our first bulk trash pickup for the year will take place on **Thursday, March 12th**. Items should be placed curbside no more than seven days in advance of this date. Please visit the City of Phoenix website at [phoenix.gov/publicworks](http://phoenix.gov/publicworks) for further information.

There is **no soliciting** in Montevista. Signs are posted at our three entrances to this effect. If you have a favorite vendor, why not suggest that they advertise in our newsletter? Check out our great rates on our website, [mymontevista.com](http://mymontevista.com). First-time advertisers will receive two months free after a minimum three-month term. Feel free to contact Lauren Polak at [lpolak0125@gmail.com](mailto:lpolak0125@gmail.com) for more information. She will even help create an ad at no additional charge. Ads can be changed monthly and are posted on our website free of charge as well.

# E-Bike Rules

## What You Need to Know, Who You Need to Call

Once again residents are seeing an uptick in electric dirt bike riding in Montevista, which included a witnessed head-on crash between two bikers who luckily were not seriously hurt. Fortunately, they were wearing helmets. Regardless of what "side" one may be on in regard to e-bike use, it is important to know the rules - both here in Montevista and on our public roadways.

According to Montevista Community Association Rules & Regulations Governing Use of Common Area effective July 18, 2025:

"Vehicles defined as non-registered/non-street legal (off-road) gas and/or electric powered motorized vehicles including "Motor-Driven Cycles" **are prohibited from operating within Montevista**. Examples of these vehicles include, but are not limited to off-road UTV, ATV, Carts or Motorcycles (electric or gas powered).

Typically (but not always) these vehicles are defined as:

- Non-registered or licensed by the Department of Motor Vehicles.
- Fully throttle-powered with no functional pedals requiring rider to augment the motive capabilities of the vehicle.
- Capable of speeds in excess of 28 mph, often up to 50+ mph.
- Motor output that exceeds 750 watts (1HP).

For further information regarding **Traffic and Motorized Vehicle Operations, Parks and Other Common Areas**, please visit our website at [www.mymontevista.com](http://www.mymontevista.com) - click on 'Documents' and then scroll down to 'Governing Documents'.

NOTE: The Montevista Community Association observes State and Local Traffic Code, which includes adhering to a maximum speed limit of 15 mph throughout Montevista and operating motor vehicles on designated paved roadways only. All vehicles must be licensed and registered as street legal, and operators must have a valid driver's license and insurance.

Continued...

# E-Bike Rules What You Need to Know Who You Need to Call Part II

**NOTE:** Montevista residents who invite nonresident e-bike riders into Montevista can be held responsible for non-resident violations of our community rules.

City of Phoenix Community Action Officer Kelsie Sanborn, along with her fellow officers, recently met with members of Tatum Ranch to educate them on the legalities of e-bike use and assist them with putting into place stricter e-bike rules and enforcement with education being the primary goal. Hopefully, this will deter nonresident e-bike riders from entering Montevista.

So, what should residents do if e-bike riders as previously described are seen congregating in Montevista? Per Phoenix PD, residents can call 911 in order to generate a police report and alert officers in the area who might be able to reach these riders and render the appropriate consequences for disobeying laws such as criminal trespass, harassment, and property damage - all of which have occurred in Montevista. **Confrontation is strongly discouraged.**

Taking note of times and places where electric dirt bike riders tend to congregate and giving that information to the City of Phoenix Police helps them educate residents, identify repeat offenders and increase patrols in troublesome areas. Photos, video and other detailed information can be emailed to Officer Sanborn at [kelsie.sanborn@phoenix.gov](mailto:kelsie.sanborn@phoenix.gov). She can also be reached at 602-684-3178. Calls can be made to the Black Mountain Precinct at 602-777-7373 or 602-495-5213 as well.

For further information, there are some great educational videos on YouTube put out by the Maricopa County Sheriff's Office, @MCSOAZ, entitled "**E-Bikes: The Silent Threat**" and by the Pinal County Sheriff's Office, @PinalCountySheriffsOffice, entitled "**Illegal Electric Motorcycles.**"





# E-Bike, E-Scooter, Motor-Driven Cycle



## **ELECTRIC BICYCLES (PCC 36-500-514)**

Fully operable pedals and an electric motor.



### **ENFORCEMENT**

**Phoenix City Code 36-504**

Electric bicycles are prohibited on sidewalks.

**Phoenix City Code 36-510**

Electric bicycle age – 16 years old minimum.

**DUI AND FELONY FLIGHT NOT APPLICABLE.**

## **ELECTRIC SCOOTERS (PCC 36-300-313)**

2 or 3 wheels, handlebars, floorboard, electric motor.



### **ENFORCEMENT**

**Phoenix City Code 36-304**

Electric scooters are prohibited on sidewalks.

**Phoenix City Code 36-308**

Electric scooter age – 16 years old minimum.

**DUI AND FELONY FLIGHT NOT APPLICABLE.**

## **MOTOR DRIVEN CYCLE (ARS 28-101.48)**

Treated the same as motorcycle per Title 28.



### **ENFORCEMENT**

All traffic laws apply – License, Registration, Insurance  
Subject to 28-3511 Tow with Supervisor approval.

**28-904 Driving on sidewalk**

A person shall not drive a vehicle on a sidewalk.

**28-3151.A Driver License Endorsements**

Motorcycle License requirement.

**28-964.A Motorcycles; equipment**

Eye protection required / Helmets Under 18.

# Scottsdale Road Improvements Dixileta Drive to Dynamite Boulevard

Traffic on Scottsdale Road is still shifted to the west side of Scottsdale Road with left turns restricted at Dixileta. Left turns are permitted between Dynamite and Dixileta. There is no access to Dale Lane or Via Dona Road on the east side, but there is access to Desert Foothills Lutheran and Sonrise Bible Church.

Wednesday, January 21st through approximately mid-March, Dynamite will be CLOSED on the east side of Scottsdale Road to accommodate waterline work at the intersection. North and south bound Scottsdale Road will remain open for travel and left turns for northbound Scottsdale Road to westbound Dynamite. Detour signage will be in place to direct travelers.

Scottsdale Road, Oberlin Way (south of Dynamite) to Jomax - left turns are restricted at Jomax Road. Left turns **are permitted between Jomax Road and Dynamite Blvd.** There is no access to Redbird Road, Bent Tree Drive, or Oberlin Way on the east side of Scottsdale Road.

Crews continue work on channel excavation for the drainage swale on the east side of Scottsdale Road and will soon begin work to place riprap in the channel and construct storm drain headwalls.

## "LOVE AT FIRST WAG"

MONTEVISTA COMMUNITY  
PET EVENT



Sponsored by  
*Kim & Holly*

**When: February 15, 2026**  
**10:00 am - 1:00 pm**

**Where: Montevista Main Park**



**Bring your pets for a day of fun!**

- Pet Pictures
- Pet Training
- Homemade Healthy Treats
- Cutest Pet Contest
- Giveaways and more!

**Contact Us for more info:**

**Kim: 480-512-2501**

**Holly 480-330-6262**



LUXURY  
COLLECTION<sup>SM</sup>

WOOF!







# It's Not Just Valentine's Day Happy Birthday Arizona!

Statehood Day in Arizona has been observed every year on February 14th since 1912. Arizona was the 48th state to join the Union, the last of the contiguous states. It spans 113,998 square miles making it the 6th largest state. It is home to 22 federally recognized Native American Tribes, the Navajo Nation being the largest. The Hopi village of Oraibi is one of the oldest continuously inhabited settlements in the United States dating back to around 1100 AD.

Arizona is known for its unique natural beauty, which includes one of the Seven Natural Wonders of the World, the Grand Canyon. It is home to the only place on earth where the iconic saguaro cactus grows in the Sonoran desert and home to two of the top-rated waterfalls in the U.S. - Grand Falls and Havasu Falls.

Our state is a haven for wildlife with over 800 species calling it home. This includes the only population of jaguars in the United States. Arizona has more species of rattlesnakes than any other state. The tree frog is the state amphibian. It can be found in our mountainous regions.

Our state has more sunny days than Florida with over 300 days of sunshine annually. The hottest temperature ever recorded in Arizona was 128, which occurred in Lake Havasu City on June 29, 1994. Yes, Arizona has four seasons. They are located in Flagstaff. There are more mountains in Arizona than there are in Switzerland with over 300 mountain peaks and summits throughout, and we have the largest contiguous ponderosa pine forest in the United States.

Arizona has a ghost town called "Nothing" with a population of zero. It has a law prohibiting donkeys from sleeping in bathtubs. It is home to the world's largest solar telescope and has a museum dedicated to the history of firefighting - the Hall of Flame which features over 90 fully restored fire trucks.

Phoenix is the 5th most populous city in the United States. It produces more copper than any other state. It is also a leading producer of cotton. It is home to over 300 wineries, some of which have tasting rooms that are open to the public.

# It Takes a Village

Tired of looking at the rent-a-fence, the cement drainage pipe now covered with graffiti and the dumping ground in the SE corner of Lone Mountain Park? That's your tax dollars at work! But, you do have a choice - a chance to make a difference. Lone Mountain Park was fully funded early in 2022. Surveys went out and a steering committee formed to update amenities. Groundbreaking was slated to take place in the summer of 2023. Now after multiple excuses and delays, almost three years later the proposed park sits imprisoned in a fence with illegal dumping that the City of Phoenix Parks and Recreation as well as the Public Works Department have been notified of but continue to ignore. So, what can you do? You can tell Parks and Recreation and our City Councilman, Jim Waring, that you're tired of watching our tax dollars being wasted on a fence and going towards other things such as the 11.9 million dollars Parks and Rec spent to purchase land for a future park near TSMC just prior to their latest delay last December that they blamed on "costs." It just takes a few minutes. Please contact the Director of City of Phoenix Parks, Cynthia Aguilar at [cynthia.aguilar@phoenix.gov](mailto:cynthia.aguilar@phoenix.gov), 602-495-5225 and Jim Waring, City Councilman at [jim.waring@phoenix.gov](mailto:jim.waring@phoenix.gov), 602-451-0402/602-495-5810. Thank you.

THE HONEY BAKED *Hamco*  
**STOP IN FOR  
Lunch TODAY**

TRY OUR NEW TURKEY BACON  
AVOCADO SANDWICH,  
HERE FOR A LIMITED TIME!

**BUY ONE SANDWICH  
GET ONE FREE**

Offer valid until Saturday, 2/28/26 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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HONEYBAKED OF CAVE CREEK  
4705 E. CAREFREE HIGHWAY | 480-581-4440

*New!* TURKEY BACON  
AVOCADO SANDWICH





## Parking on Sidewalks

Please do not park your vehicle on our sidewalks or allow contractors or guests to do so, either. Not only does this obstruct access to pedestrians, pets and those with disabilities, but it poses a danger to them as well. Vehicles should be parked facing the direction of traffic and at least 15' away from fire hydrants. Our HOA aims to follow City of Phoenix rules and regulations when it comes to our sidewalks and streets. As a matter of public safety, this would be greatly appreciated.

## Did You Know?

Tater tots have fewer calories than French fries! A 3-oz serving of tater tots has about 160 calories; however, a 3-oz serving of French fries has 230. But, the **typical** serving size for tater tots is oftentimes smaller at 86 grams compared to 100 grams for French fries. In addition, tater tots are made from grated potatoes that due to their shape absorb less oil. Moreover, French fries often include added ingredients or seasonings that increase their caloric intake. So, the next time you have that craving but want to save a few calories, choose the tots!

*Check out this Montevista Masterpiece!  
Love where you live?  
Share it with a friend!*



*Susan Del Pozzo*  
ABR, CLHMS, e-PRO, GRI, REALTOR®  
SUSAN@SUSANDELPOZZO.COM  
TEL 623.210.7253 • 480.288.0005  
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# Arizona's Magical Garden the Desert Botanical Garden

With Arizona's mild winter temperatures, it's a great time to explore *Chijuly in the Desert*, a blend of art and nature in a vibrant glass garden located in the heart of Phoenix. Experience shimmering glass sculptures from day to night in an ever-changing display of color and form. As the sun dips below the horizon, soft lighting illuminates the artwork, casting shadows and reflections that make their colors glow even more vividly while radiating warmth as one strolls through the garden.



## Be Aware - It's Coyote Mating Season

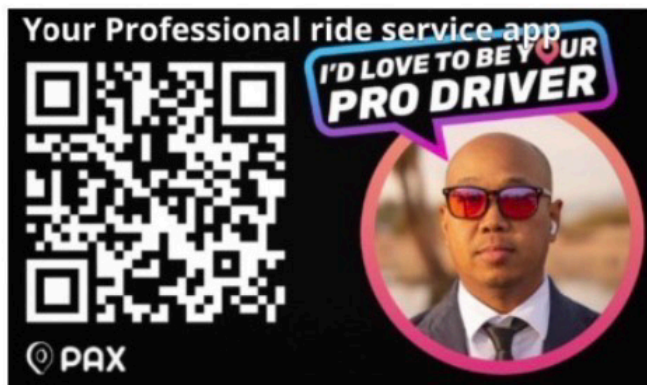
Coyote mating has already begun and will last for approximately four more weeks this season. During this time, males are territorial, aggressive, silent and fast; and, they are looking for your pets. If you are not extremely careful and aware, your pet can be gone before you hear a thing!

NEVER let pets out alone (day or night). Keep your dog on a leash - even in your yard no matter the time of day. Scan the yard before opening the door. Motion lights are helpful and leaving an air horn by your door.

Your dog trusts you to protect them. They cannot protect themselves from a 40-pound predator. Go outside WITH them. Every. Single. Time. (Arizona 911)



Come join us for  
our next HOA  
Board meeting to  
be held on  
Thursday,  
February 19, 2026  
at 6:00 p.m. via  
Zoom.



We offer:

- Schedule Ride request (Book Directly with a driver)
- Hire Our drivers by the hour
- Instant Ride

We partner with local businesses, drivers, and riders to build a connected, trusted community. Every trip supports people right here in your city.

Ride local. Support local. Earn together.

Questions:

[Contact@paxapp.io](mailto:Contact@paxapp.io)

[480-220-5041](tel:480-220-5041)



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(480) 488-9673





# All Aboard the Dolly Steamboat!

Situated on beautiful Canyon Lake located in the heart of the Sonoran Desert just a short drive along the Apache Trail from Phoenix, an historic steam boat ride invites visitors to relax and enjoy wildlife, secluded inner waterways and the natural wonders of the surrounding area amidst a backdrop of jagged cliffs and towering canyon walls.

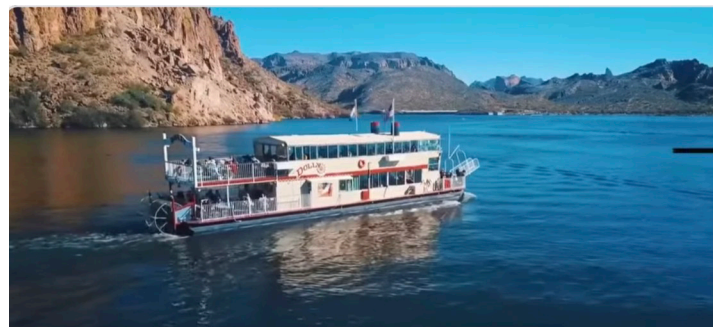
Canyon Lake located is one of four man-made reservoirs created by dams along the Salt River. It is nestled in the picturesque Superstition Mountains covering approximately 950 acres. It is a prime location for boating, fishing, outdoor recreation and a delightful journey on the Dolly Steamboat.

The steamboat, named after the original "Dolly," a vessel that operated in the early 1900s, was originally a means of transportation in the rugged desert terrain. Now, the Dolly Steamboat has evolved into a luxurious way to take in the splendor of the region with a variety of cruises from daytime sightseeing to sunset dinner cruises.

A diverse array of wildlife can be seen while cruising Canyon Lake. This includes bighorn sheep climbing the steep canyon walls, bald eagles nesting in the cliffs, great blue herons stalking their prey in the shallows, and javelina roaming the desert.

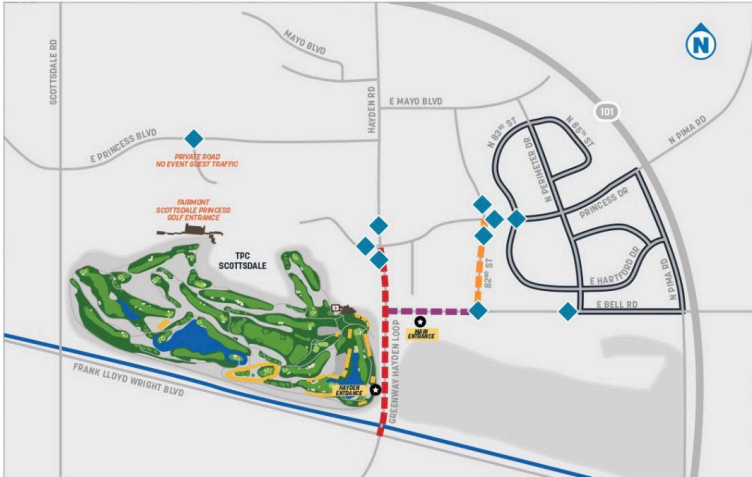
One can pick from several cruises on the Dolly Steamboat from a 90-minute Scenic Nature Cruise to a more romantic Twilight Dinner Cruise as the sun sets over the Superstitions. There is also an Astronomy Cruise where one can witness the breathtaking night sky far from city lights with local astronomers often onboard to provide insight into constellations, planets and other celestial phenomena. Private charters and special events are available as well.

For further information and to reserve a ride on the famous Dolly Steamboat, visit their website at [dollysteamboat.com](http://dollysteamboat.com).





# WMPO | Road Closures and Local Traffic Access



This notification is being provided by the city of Scottsdale. Each year more than 500,000 people attend the WMPO; most of the event attendees are unfamiliar with the area. Residents and business owners should expect the unexpected when traveling to and from your homes and businesses. Plan ahead to avoid delays and be on the lookout for distracted drivers and pedestrians in the area.

Please visit the [WMPO](#) website for complete information about the event including parking maps and frequently asked questions.

\*All roads will be open by February 12.



Happy Birthday, Arizona  
February 14, 1912



Home. Heart. Arizona.

There's something about an Arizona sunset that reminds us to pause and appreciate where we are. February is a beautiful time to reflect on home, connection, and what matters most.

*Proud to serve the Montevista community—here whenever you need real estate guidance.*



Jen Smith  
REALTOR®  
602-486-2646  
COMPASS



# February Fun for Everyone



Sat, Feb 21 - Feb 22

## Arizona Matsuri 2026

Steele Indian School Park · Phoenix, AZ



Fri, Feb 20 - Feb 22

## Spring Fountain Festival of Fine Arts & Crafts

16837 E Palisades Blvd., Fountain Hills, AZ · Fountain Hills,



# Recipe of the Month

## Red Velvet Cheesecake Brownies

### INGREDIENTS:

1 cup white sugar

½ cup unsalted butter, melted

¼ cup unsweetened cocoa powder

1 ounce red food coloring

1 teaspoon vanilla extract

1 teaspoon distilled white vinegar

¼ teaspoon salt

2 large eggs, slightly beaten

¾ cup all-purpose flour

### Cheesecake Filling:

1 (8 ounce) package cream cheese at room temperature

¼ cup white sugar

1 large egg

¼ teaspoon vanilla extract

### DIRECTIONS:

Preheat the oven to 350 degrees F (175 degrees C). Grease an 8x8-inch baking pan.

For the red velvet brownies: Whisk 1 cup sugar and melted butter in a large mixing bowl; stir in cocoa, red food coloring, 1 teaspoon vanilla extract, vinegar, and salt, one at a time, mixing well after each addition to avoid lumps. Mix in 2 eggs until thoroughly combined.

Stir flour into cocoa mixture just until combined; set aside 1/4 cup batter. Pour remaining batter into the prepared baking dish.

For the cheesecake filling: Beat cream cheese in a bowl using an electric mixer on medium speed until light and fluffy. Add 1/4 cup sugar, 1 egg, and 1/4 teaspoon vanilla extract; continue to beat until well blended and only small lumps remain, [3 to 4 minutes](#).

Spoon cream cheese mixture in dollops over the batter in pan; gently smooth tops of dollops even with batter using a knife or offset spatula. Do not overmix. Drizzle reserved 1/4 cup of batter over the dollops of cream cheese mixture. Drag a knife or skewer through the batter and cream cheese mixture to create swirls.

Bake in the preheated oven until top is dry and edges have started to pull away from the sides of the pan, about [30 to 35 minutes](#). Cool completely before cutting into bars; store covered in refrigerator.

