



Montevista Community Corner Newsletter July 2025



What's Up Montevista!

Notable Notes

Reminders

All About E-Bikes - Courtesy of
the Phoenix Police Department

4th of July Pet Safety Tips

Firework Safety Suggestions

The Arizona Monsoon

Ready, Set, Go!

July Fun For Everyone

Recipe of the Month

Notable Notes

Our HOA Board meeting was last held on Thursday, June 19th. Thank you to all who attended! The Board welcomes old and new residents alike to join these meetings on the third Thursday of each month at 6:00 p.m. via Zoom.

Have you noticed? Montevista's gates have been working wonderfully thanks to our Safety Committee volunteers and our new gate company, iCAN.

Thank you to the Board as well for their choice of Ghaster Painting who spruced up our view fences, gates, light poles, bollards, and much more in a very professional and conscientious manner. APS light poles and utility boxes are not the responsibility of the HOA.

The Architectural Committee would like to remind homeowners that storage units, dumpsters and the like are not allowed to be placed on our streets. They can be parked in one's driveway with prior architectural committee approval.

The Landscape Committee has finished overseeing granite replenishment and plant replacement as needed throughout Montevista. Annual tree trimming is to begin shortly, as will clearing of our 404 washes by Back to Nature to maintain a 7-foot fire break.

Easement work has finally been completed by Shea Homes on the corner of 56th Street and Montgomery where landscaping is now back to its original state.

The Board is looking for volunteers to head up and assist our Social Committee. Please contact AZCMS at 480-355-1190 if you are interested in lending a helping hand.



Reminders

Questions regarding painting? Just call AZCMS at 480-355-1190 and leave a message for an Architectural Committee member or Christine Harper, our resident colorist. She is always more than happy to meet with and assist residents in picking out paint schemes, explaining the approval process and more.

Back to Nature will begin our annual fire break clearance on Monday, June 30th. This will ensure that a required 7-foot clearance is maintained between homes and the 404 washes that run through Montevista.

Montevista's next bulk trash pickup will be on Thursday, July 10th. Items can be placed at the curb no more than 7 days ahead of this date. It is a violation of a Phoenix City Ordinance to do otherwise. Further details were outlined in the December 2024 newsletter located on our website. One can also contact the City of Phoenix Public Works Department at 602-262-6251 or solid.waste@phoenix.gov for more detailed information.



July 4th is right around the corner. As such, this is a good time to chip your dogs, make sure they have license tags on their collars and keep them indoors when fireworks are near.

The **fire department** would like to stress the following precautions when hiking:

Start Early: Begin your hike at sunrise or before 7:00 a.m. to avoid peak heat hours.

Know Your Limits: Choose trails that match your fitness level, and avoid long or strenuous hikes during hot weather.

Hydrate Constantly: Drink water before, during and after your hike. Not wait until you are thirsty.

Dress Smart: Wear lightweight, light-colored, moisture-wicking clothing, a wide-brimmed hat, and sunscreen.

Bring Essentials: Carry extra water, electrolytes, snacks, a phone, and a map or GPS device.

Never Hike Alone: Always hike with a partner and let someone know your plans and expected return time.

Turn Back if Needed: If you feel dizzy, weak, or unwell, stop and seek shade immediately. It's better to cut a hike short than risk a heat-related illness.

Watch the Weather: Avoid hiking when an Excessive Heat Warning is in effect.

Montevista Residents!
Come join our next
HOA Board meeting
on Thursday,
July 17th
at 6:00 p.m.
via Zoom.




Sweet Suzan's

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!



Phoenix Police Department

Reminders for Riders of E-Bikes, E-Scooters and Motor-Driven Cycles

One of the goals of the Phoenix Police Department for 2025 has been to implement a multi-faceted approach to youth crime deterrence by addressing community engagement, partnerships, and targeted interventions. This includes increased communication between police, school resource officers, parents, students and communities such as ours when it comes to educating the public on laws pertaining to electric bicycles, electric scooters, and motor-driven cycles.

As electric-powered personal transportation has become increasingly popular, it is important that riders understand the laws that apply to electric bikes (e-bikes), electric scooters (e-scooters) and motor-driven cycles. These are **NOT** toys. They are governed by specific laws and ordinances to keep everyone safe on our streets and sidewalks. It is the aim of the Phoenix Police Department to educate communities on the regulations and safety concerns of these popular modes of transportation.

Definitions

Electric Bicycles (E-Bikes)

Defined under Phoenix City Code (PCC) 36-500 to 36-514, e-bikes are bicycles with **fully operable pedals** and an **electric motor**.

Key Rules for E-Bikes:

- **Sidewalk Use Prohibited:** Riders may not operate e-bikes on sidewalks. (PCC 36-504)
- **Minimum Age:** Operators must be at least **16 years old**. (PCC 36-510)
- **Traffic Laws Apply:** E-bikes must follow all traffic regulations and signals.
- **Speed:** No person shall operate an electric bicycle at a speed greater than is reasonable and prudent

Electric Scooters (e-Scooters)

Per **PCC 36-300 to 36-313**, e-scooters are defined as having **two or three wheels, handlebars, a floorboard** and powered by an **electric motor**.

Key Rules for e-Scooters:

- **No Sidewalk Riding:** Riding on sidewalks is not permitted. (PCC 36-304)
- **Minimum Age:** Operators must be at least **16 years old**. (PCC 36-308)
- **Obey Traffic Laws:** Just like bicycles, e-scooters and subject to road rules.
- **Speed:** No person shall operate an electric scooter at a speed greater than is reasonable and prudent

Continued...

Phoenix Police Department

Reminders for

E-Bikes, E-Scooters and Motor-Driven Cycles

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Motor-Driven Cycles

Defined in ARS 28-101(48), motor-driven cycles are treated similarly to motorcycles under Arizona law.

Important Regulations:




- **Driver's License:** A **motorcycle endorsement** is required. (ARS 28-3151A)
- **Equipment Requirements:** Riders under 18 must wear helmets; all riders must use eye protection. (ARS 28-964.A)
- **Registration & Insurance:** These vehicles require a **license, registration and insurance**, just like other motor vehicles.

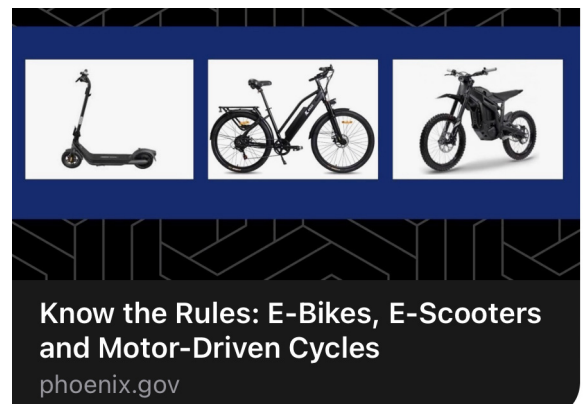
Enforcement and Impound

Violations of traffic laws can result in enforcement actions. Vehicles may be subject to **impound under ARS 28-3511**, pending **supervisory approval**.

The Phoenix Police Department urges all riders to operate responsibly, follow applicable laws and prioritize safety. Understanding your vehicle and your responsibilities as a rider is essential to keeping our roadways and sidewalks safe for everyone.

For further details on the relevant city codes and statutes, visit the following links:

- [Electric Bicycles – PCC 36-500 to 36-514](#) 
- [Electric Scooters – PCC 36-300 to 36-313](#) 
- [Arizona Revised Statutes Title 28 \(Transportation\)](#) 



Maricopa County Sheriff's Office Alerts

Get alerted about emergencies and other important community news by signing up for our Emergency Alert Program. This system enables us to provide you with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons and evacuations of buildings or neighborhoods. You will receive time-sensitive messages wherever you specify, such as your home, mobile or business phones, email address, text messages and more. You pick where, you pick how.

maricopa.gov



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RIBS and SLIDERS



4705 E. CAREFREE HIGHWAY, CAVE CREEK, AZ 85331 | 480-581-4440

4TH OF JULY

PET SAFETY TIPS



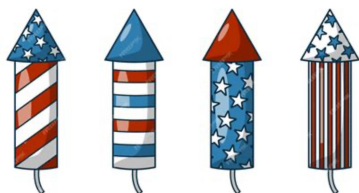
- Some pets will eat anything, regardless of how it tastes—including fireworks! Never underestimate your pet's level of curiosity and keep them far away from any fireworks. Keep any fireworks securely locked away until you're ready to light them, then be sure to keep pets out of the area as you set off your fireworks.
- Fireworks contain several types of chemicals and heavy metals. If you set off fireworks at home, make sure you thoroughly clean up the area, gathering any trash or remaining materials, before letting your dog have access again.

*If you have any reason to suspect your pet has ingested something toxic, please contact your veterinarian or the **ASPCA Animal Poison Control Center** at (888) 426-4435 immediately.*
- Something as simple as turning on some soft music and moving your pet into an interior room with no windows can be helpful. Give them a space where they feel comfortable and calm that's inside and away from all of the excitement.
 - You can also consider giving your pet an enrichment activity, like a Kong or a chew, to keep them busy inside.
- An anxiety vest may work in some cases—if you don't have one, try a snugly fitting t-shirt.
- While noise phobias are not as common in cats, they can and do happen. Fortunately, cats tend to hide when frightened. Checking in on your cats, having some quiet music on and keeping them indoors during the height of the fireworks is always a good idea.

Firework Safety Suggestions

Brought to you by Phoenix.gov/Fire

Celebrate safely! When using fireworks, keep spectators at a safe distance. Dispose of fireworks properly by soaking them for 24 hours before placing them in a trash can. Remember: Aerial fireworks are **ILLEGAL**. Stay safe, protect pets, and stay back!



LOCATED IN THE SUMMIT SHOPPING CENTER - 32421 N SCOTTSDALE RD, STE 117

PHONE: 480-590-1184



Please scan QR code to access company website for store hours, menu, online ordering, and more



**** Mention 'Sourdough Christmas' to receive 10% off entire order for the entire month of December! ****

For catering services, please contact sutterbroslc@gmail.com



WINEOT

Wine Bistro



30835 N. Cave Creek Rd. Suite 125
Cave Creek, Az 85331

Hours:

Sunday: 11am-7pm
Mon/Tue: CLOSED
Wed/Thur: 11am-7pm
Fri/Sat: 11am-9pm

Brunch:

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WHAT IS THE ARIZONA MONSOON?

Arizona's monsoon season starts in June and goes through the end of September, but that doesn't guarantee storms will pop up immediately.

Most experts agree that there's no way to know exactly when black clouds, streaks of lightning and [walls of dust](#) will appear. Forecasting the monsoon is [notoriously difficult](#). The June date is more for public awareness than a definitive arrival time for monsoon storms.

How do monsoon storms form?

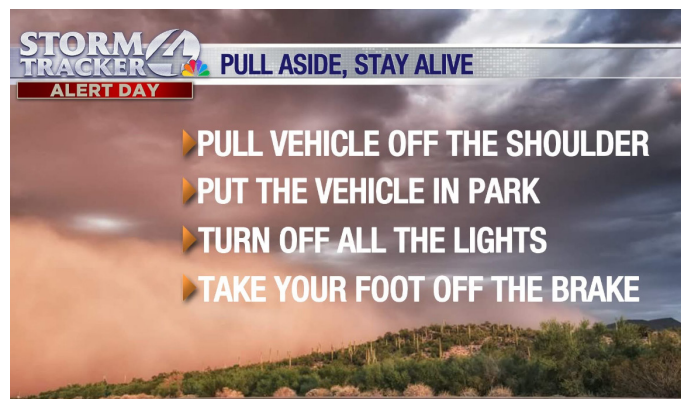
Even when the monsoon arrives, predicting day-to-day storms and overall activity throughout the season is tricky.

The season starts when a ridge of high pressure settles over the Four Corners region. The winds reverse, transitioning from westerly to southeasterly winds, pulling moisture into the Southwest from the Gulf of California, the eastern Pacific Ocean and sometimes the Gulf of Mexico.

This high-pressure subtropical ridge slowly travels north during May and June, bringing heat and humidity as it moves toward the Four Corners.

Meteorologists also watch hurricane and tropical storm activity in the eastern Pacific and warming surface temperatures in the Gulf of California, which can provide moisture for monsoon storms.

Even when the monsoon ridge is positioned over the Four Corners, it doesn't guarantee storms, and forecasting is still complex.



Ready, Set, Go!

Ready, Set, Go! is a nationwide program adopted by 15 Arizona sheriffs to educate residents about proactive measures they can take to prepare for a potential emergency and what actions to follow when a community is actually threatened as in the case of a wildfire.

These three steps as defined below were designed to encourage Arizonans to get **READY** by preparing now for what may threaten their community, be **SET** by maintaining awareness of significant danger and to **GO**, evacuate immediately when danger is present and life-threatening.

All-Hazard Evacuation Steps:

READY - Prepare Now

Be aware of hazards that can threaten your community (fire, floods, tornadoes, yes tornadoes!) and take steps now to prepare for seasonal threats.

- Register with your county emergency notification system.
- Connect with your local emergency management office, sheriff's office and public health department on social media.
- Make a family evacuation plan to include phone numbers, out-of-town contacts and family meeting locations.

- Build an emergency go kit with enough food, water and necessary supplies for at least 72 hours. Start with the five P's; people and pet supplies, prescriptions, papers, personal needs and priceless items.
- Check with neighbors, family, friends and elders via video chats or phone calls to ensure they are **READY**.
- Keep up to date on local news, weather watches, weather warnings and public health recommendations.

SET - Be Alert

- If you know if there is a significant danger in your area, consider voluntarily relocating to a shelter or with family/friends outside the affected area avoiding close contact with those who are sick.
- Grab your emergency go kit keeping in mind the unique needs of your family and special equipment for animals.
- Stay aware of the latest news and information from public safety and public safety health officials. Emergency services cannot guarantee they will be able to notify everyone if conditions rapidly deteriorate. Be **SET to GO**!

Ready, Set, Go!

GO! - Evacuate

- Danger in your area is imminent and life threatening.
- Residents should evacuate immediately to a shelter or with family/friends outside of the affected area.
- Those who choose to ignore this advisement must understand that emergency services may not be able to assist further.
- Follow instructions from emergency personnel, stay on designated evacuation routes and avoid closed areas.
- **Priceless** items including photos, irreplaceable mementos and other valuables.
- Papers including important documents (hard copies and/or electronic copies saved on external hard drives or thumb drives), insurance papers, contacts.
- Personal Needs including clothing, water, baby supplies, food, cash, credit cards, first aid kits, phones, and chargers. Items for people with access and/or functional needs, such as older adults and children.

5 P's of Evacuation

- **People and Pets** and other animals/livestock and supplies.
- **Prescriptions** with dosages, medicines, medical equipment, vision and hearing aids, batteries and power cords, face coverings, hand sanitizer and sanitizing wipes.
- **Papers** including important documents (hard copies and/or electronic copies saved on external hard drives or thumb drives), insurance papers, contacts.
- **Personal Needs** including clothing, water, baby supplies, food, cash, credit cards, first aid kits, phones, and chargers. Items for people with access and/or functional needs, such as older adults and children.



Emergency Evacuation - Items to Gather

of vehicles

Trailers

Drivers

Motorcycles

15-minute warning:

- Wallet, purse, keys, glasses
- Cell phone(s), chargers
- Emergency cash, credit card
- Pets, carriers, leashes, medications
- Clothes, shoes, hats
- Hearing aids, medications
- Flashlights, extra batteries
- Safety deposit box key(s)
- Checkbooks, bills to pay

30-minute warning:

- Pillows, sleeping bags, blankets
- Address book, phone list
- Jewelry and most valuable personal items
- Personal hygiene items
- First aid kit, medical items
- Pet food, dishes, bedding
- Children's items, toys, books
- Battery radio, extra batteries
- Toilet paper, hand wipes, soap
- Clothing for three days, shoes
- Computer, monitor, laptop
- Gallon jugs of drinking water

1-hour warning:

- Take or safeguard guns, ammo
- Ice cooler w/ice, food, drinks
- Genealogy records, files
- 3 days food, special diet items
- Gloves, dust mask for smoke
- Paper plates, cups, utensils
- School items, homework, pen, pencil, books, calculator, paper
- Licenses, vehicle titles, deeds
- Insurance, financial, medical data, Wills, Powers of Atty.
- Personal property list, photos & appraisals, documentation

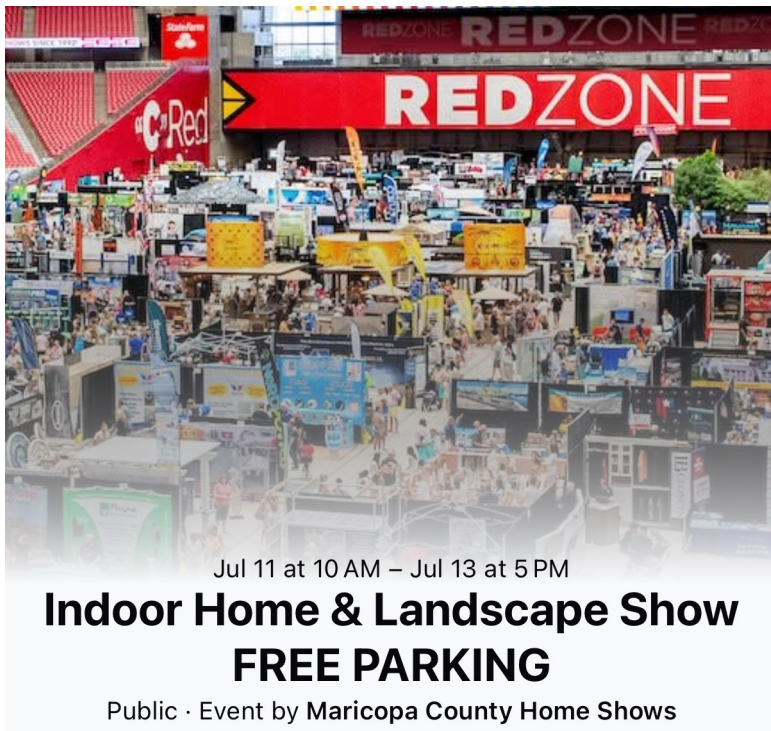
2-hour plus warning:

- Albums, photos, home videos
- Family photos on display
- Military decorations, records, mementos, plaques
- Luggage, packed
- Valuable items, cameras
- Heirlooms, art, collections
- Primary cosmetics
- Secondary vehicles, RV
- Camping equipment, tent
- Journals, diaries, letters

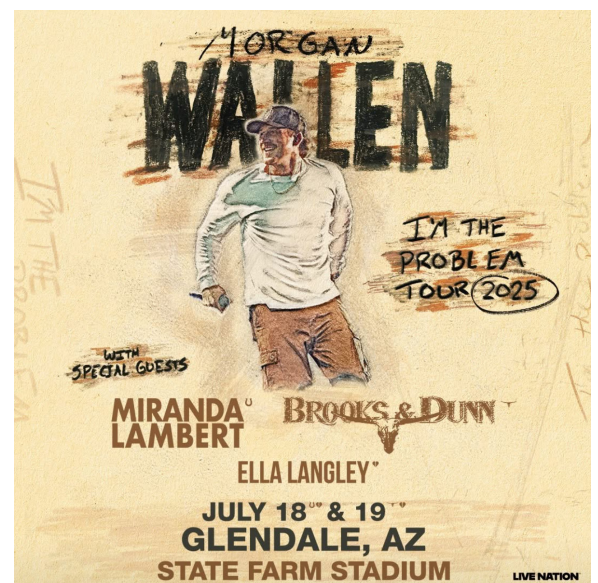
Ready, Set, Go Checklist

Stored	Scanned	Cloud	Documents
			Birth Certificates
			Passports/Visas
			Home insurance documents
			Car insurance documents and registration
			Health insurance documents/Medical Cards/ Medical Records/glass prescriptions
			Employment records
			Tax returns
			Drivers licenses
			Social Security Card
			Back-up ID (student ID, military, DD214,VA, etc.)
			Credit Cards
			Medical history
			Power of attorney
			Wills
			Concealed carry license
			Important phone numbers
			Titles/Deeds/etc
			Marriage License
			At least one statement from all financial accounts with account #, phone number, address, etc.
			All military and VA records
			Thumb drive with video of house and all contents
			Video of everything in house, all rooms, all drawers open, all closet contents, basement, garage, attic, including art work
			Vet records for your pets, including rabies and other information; would be needed for boarding

July Fun for Everyone



Mon, Jun 30 - Jul 6
World's Oldest Rodeo
Prescott Rodeo Grounds



Recipe of the Month

Southern Baked Beans

INGREDIENTS:

- 1 lb Campbell's Baked Beans
- 1/4 Cup Onion; chopped
- 1/2 Cup Brown sugar; firmly packed
- 1/4 Cup Ketchup
- 2 Tsp Mustard
- 8 slices Bacon; cooked crisp & crumbled
- green pepper (chopped)
- 1-2 teaspoons Liquid Smoke

DIRECTIONS:

The easiest bacon is the already cooked by Oscar Meyer, Hormel or Tyson. Basically, it's priced the same. Just pop it into the microwave for a couple of minutes and voila! no mess to clean! Crumble it, pull it apart to make small pieces.

Mix all ingredients in a large bowl.

Pour into a medium sized casserole dish. Bake at 350 until bubbly, about **40 minutes** or less or place in slow cooker on low **6-8 hours**.

