



# Montevista Community Corner Newsletter July 2026



## What's Up Montevista!

Notable Notes

New News

Remembering the Rules

Pitchin' In

Happy 250th Birthday America!

Why Cave Creek?

How Cave Creek Got Its Name

Grammar Time!

July Fun for Everyone

Recipe of the Month

## Notable Notes

The monthly HOA Board meeting for June was canceled. Our next Board meeting will be held on Thursday, July 16th at 6:00 p.m. via Zoom.

Annual large tree cutbacks will take place this month in order to avoid loss of large tree limbs during what is expected to be a greater than average monsoon season. Should this actually materialize, please adjust your landscape watering schedule accordingly in order to avoid overwatering, which often leads to disintegration of common block walls and peeling of paint.

Residents who have signed up for e-statements, but are still receiving notifications by mail, please contact AZCMS at 480-355-1190 to let them know and request that your residence be removed from the mailing list. Thank you!

The HOA has received several complaints of late from residents whose neighbors near and far are playing their outdoor music so loud that it prohibits them from hearing their own and enjoying their own backyards. Such noise can travel greater than 1,000 feet. Keeping the volume at a reasonable level and positioning speakers away from neighboring properties can help to reduce this disturbance.

## New News

On July 24th, Sprouts is set to open a 25,000-square-foot store at 56th Street and City North Drive, just north of the Loop 101. It will be located adjacent to Sprouts' brand-new corporate headquarters, which is slated to open in August.

Wildfire Bread Company is slated to open a new restaurant at 13637 N. Tatum Boulevard (southeast corner of Tatum and Thunderbird) some time this summer as well.



# Remembering the Rules

## Please Read

With school out and the long summer ahead, Montevista residents are once again seeing an uptick in electric dirt bike use as well as underage juveniles driving golf carts both inside and outside of Montevista. As a reminder to residents both new and old, please take a few minutes to read our ***Community Association Rules & Regulations Governing Use of Common Areas 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...

# Remembering the Rules

## Part II

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

So, what should residents do if electric dirt bike riders and underage golf cart drivers 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 should be emailed to our Community Action Officer, Kelsie 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. The same information should be provided to our management company, AZCMS, and a complaint form filled out and sent to [FPuma@azcms.com](mailto:FPuma@azcms.com). Their number is 480-355-1190 if you have any questions or concerns.

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.**"

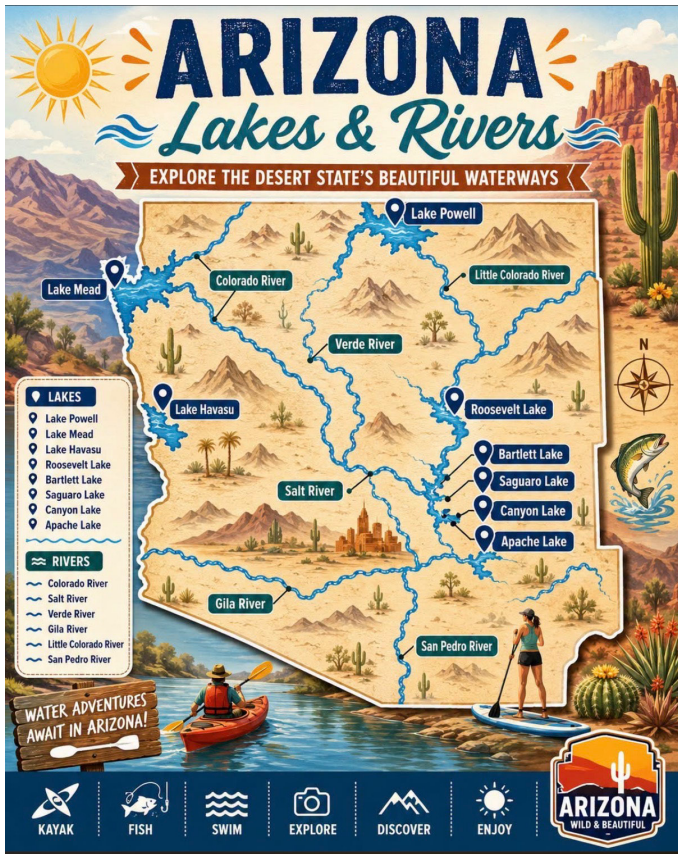




It's easy to take things for granted when you live in a beautiful community such as Montevista - a place that other homeowners' associations seek out for guidance and recommendations for their own communities; a place where landscaping companies want to showcase new equipment by providing it to us free of charge to show and sell to future customers; a place where everything from equipment, fencing, finances, financial reserves, gates, grass, lighting, pavement, playgrounds, safety, signage, trees and more are routinely monitored and kept in top condition.

Though not perfect, here at Montevista we have been so fortunate to have such a dedicated Board whose members and volunteer committee members not only get along, but have become good friends over the many years that they have served our community. They share common goals for all Montevista residents. Many of them have worked in some capacity as far back as when Toll Brothers first handed the reins off to them. After years of trial and error and hard work, things that once were quite a challenge to run, now do so smoothly and seamlessly. As a result of their time and effort, a record 14 homes have sold in our neighborhood through early June alone, and buyers have been known to wait months and even years for their perfect home to go up for sale here. This would not be happening without the care, commitment and pride they have in our community and their dedication to making sure things continue on this path.

With our next Board election just around the corner in October, it is time for additional residents to consider putting themselves in the running to become a Board member or committee volunteer to help keep this tradition of excellence alive with the same commitment, enthusiasm and desire to preserve what these Board members have endeavored to accomplish since taking over from Toll Brothers many years ago. The hard work has already been done. Won't you pitch in to maintain it?



Save the date!  
Our next HOA  
Board meeting will  
be held on Thursday,  
July 16th  
at 6:00 p.m.  
via Zoom!

## Summer STARTS AT HONEYBAKED

Bring the taste of summer to every gathering with our BBQ Pulled Pork Sandwich and Pulled Pork Cuban Sliders. Slow smoked, perfectly seasoned, and ready to impress - these crowd pleasing favorites make any occasion feel like a backyard celebration.

# \$10.99

## LUNCH COMBO

### SANDWICH, CHIPS, & DRINK

CODE: 730245

Offer valid until Friday, 7/31/26 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.



HONEYBAKED OF CAVE CREEK

4705 E. CAREFREE HIGHWAY | 480-581-4440

THE HONEY BAKED *Ham*co



Pulled Pork Cuban Slider 3-Pack



SCAN THIS  
OR CODE TO  
ORDER!



BBQ Pulled Pork Sandwich

# Happy 250th Birthday America!

America will be celebrating its 250th birthday on July 4, 2026, marking a significant milestone of the 250th anniversary of the Declaration of Independence - a foundational document in American history. The birthday of the Declaration of Independence is significant as it marks the founding document that announced our nation's separation from Great Britain and the establishment of the principles of liberty and self-government.

Festivities are planned throughout our country to celebrate this significant milestone and to engage citizens across our nation to foster a renewed appreciation for American history.

The City of Phoenix as of June 20, 2026 has updated its fireworks regulations. The use of all fireworks on City property is banned, as well as within one mile of mountain preserves and near desert or regional parks when under Stage 1 restrictions. The only exception is if the Phoenix Fire Department issues a permit. To learn more about the changes one can visit [Phoenix.gov/CelebrateSafely](https://phoenix.gov/CelebrateSafely).

Planning to camp this holiday weekend? Be aware that Stage 1 and Stage 2 fire restrictions remain in effect across most of Arizona. Make sure to contact Coconino County for the most up-to-date fire restrictions at [www.coconino.az.gov/fire restrictions](https://www.coconino.az.gov/fire-restrictions) including the latest information on unincorporated County lands within, and adjacent to, the boundaries of the Coconino and Kaibab National Forests as well as the Apache-Sitgreaves National Forest, including Forest Lakes. As of June 30th, Stage 2 Fire Restrictions became effective for all private property and areas of Coconino County within, and adjacent to, the Coconino National Forest. Gila County is currently under Stage 1 and Stage 2 fire restrictions as well due to high fire danger. As of June 29th, there were 26 active wildfires in Arizona, burning a total of approximately 13,627 acres.



## Black Mountain Precinct

The Black Mountain Police Precinct is staffed by Phoenix Police Department employees which is located at 33355 North Cave Creek Road. The Black Mountain Precinct is responsible for the Northern Command Station located at 302 East Union Hills. Officers are not usually in the station for contact; they are dispatched through the Police Communications operators by calling Crime Stop at [\(602\) 262-6151](tel:6022626151) or [911](tel:911). Police Aides are assigned to Black Mountain Precinct to answer telephones and provide general information to walk-in visitors generally from 8:00 A.M. - 4:00 P.M., Monday through Friday (excluding all city holidays). Black Mountain Precinct serves approximately 182 square miles.



## Precinct Information

### Black Mountain Precinct

33355 North Cave Creek Road Phoenix  
AZ, 85331  
[602-495-5002](tel:6024955002)

### Northern Command Station

302 East Union Hills Drive

### Administrative Sergeant

George Herr #07737  
[602-495-5046](tel:6024955046)  
[george.herr@phoenix.gov](mailto:george.herr@phoenix.gov) 

Community Action Officer:  
Kelsie Sanborn, Badge #10649  
[kelsie.sanborn@phoenix.gov](mailto:kelsie.sanborn@phoenix.gov)  
602-684-3178

*Freedom. Family. Home.*



*Jen Smith*

REALTOR®

602-486-2646

[thatphxgal@gmail.com](mailto:thatphxgal@gmail.com)

Wishing you a wonderful summer  
and the freedom to enjoy all that  
Arizona has to offer.

**COMPASS**



Not intended to solicit currently listed properties.

# Why Cave Creek?

Though Montevista residents have a Cave Creek mailing address, we actually reside in the northeast quadrant of the City of Phoenix. This is due to the historical role of the Cave Creek Post Office. Because the U.S. Postal Service assigns zip codes based on the names of local post offices rather than strictly adhering to city limits, areas of northeast Phoenix geographically within the service range of the Cave Creek Post Office were assigned Cave Creek addresses.

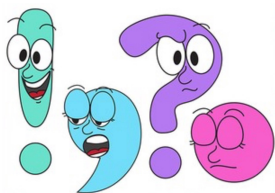
Changes in street names and the evolution of city planning often led to inconsistencies in how addresses were recorded and recognized by different agencies. In addition, the rapid growth and development of the city over the decades helped contribute to the confusion regarding street names and their official designations.

## How Cave Creek Got Its Name

The actual town of Cave Creek got its name from a large rock overhang forming a natural cave next to the stream it was founded on. This cave was used for shelter by various groups over the centuries. Today, the cave remains one of the most historic landmarks in the area - a place where indigenous history, frontier conflict, and Arizona mining lore all intersect. In 1873, gold was discovered in the nearby Bradshaw Mountains. The cave now serves as a reminder that the story of Cave Creek began long before the town itself was founded and settled in 1870 by soldiers from Fort McDowell. The community itself began as a mining and ranching one and served as a stop for the U.S. Cavalry.

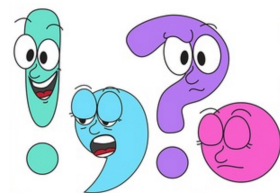
Cave Creek will celebrate its 40th Anniversary of incorporation in 2026 after years of striving to maintain its independent character. In addition to its iconic charm, Cave Creek is a destination for some of the most remote and rugged hiking in the Phoenix metro area.





# Grammar Time

## How Many Do You Know?



### **FARTHER v. FURTHER**

Farther = physical distance

Further = figurative

### **WHO v. WHOM**

Who = subject, Whom = object

*Who is calling? To whom are you speaking?*

### **MAY v. MIGHT**

May = possible, Might = less certain

*Who is calling? To whom are you speaking?*

### **NO APOSTROPHE FOR POSSESSIVE**

It's = It is.

Its = belonging to it.

### **SINCE v. BECAUSE**

Since = time. Because = reason.

### **LESS v. FEWER**

Less is for uncountable nouns.

Fewer is for countable ones.

*Less water, fewer bottles.*

### **FEWER THAN NOT LESS THAN**

Fewer than is for countable things -  
fewer than 10 people. Less than refers  
to a more limited number or amount.

The show was less than exciting.

### **THAT v. WHICH**

'That' introduces essential info,

'which' adds extra detail.

*The book that I borrowed was great.*

*The book, which I borrowed, was great.*

### **LAY v. LIE**

Lay = put something down.

Lie = recline.

### **WHO'S v. WHOSE**

Who's = who is/who has.

Whose = possession.

### **BETWEEN v. AMONG**

Between = two things

Among = 3+ things

### **THAN v. THEN**

Than = comparison.

Then = sequence/time.

### **i.e. v. e.g.**

i.e. = that is, e.g. = for example.

### **AFFECT v. EFFECT**

Affect = verb (influence)

Effect = noun (result)

### **IT'S NOT IRREGARDLESS**

It's 'regardless'!

### **NEVER SPLIT 'TO' AND A VERB**

Wrong - to quickly run

Correct - to run quickly

# July Fun for Everyone

The 2,000-pound, 300-foot-wide American flag now hanging off the Hoover Dam will be lighting up every night until July 4th — powered entirely by the dam's own electricity.



COMING SOON TO AZ 🇺🇸 The special voyage promises to bring to life the deep history of the Titanic with 360-degree projections, more than 100 artifacts, and life-size recreated rooms. The new experience is arriving in Scottsdale this July.



## THINGS TO DO 'TITANIC: AN IMMERSIVE VOYAGE' TO DOCK IN SCOTTSDALE

- Venue: The Galleria [4301 N Scottsdale Rd #150] in Scottsdale.

## July 2026

### MONTHLY EVENTS

*Fun around the Valley of the Sun!*

**NOW - AUG 2**  
**Dear Evan Hansen**  
Don't miss the highly acclaimed touring Broadway musical about connection, family, and the courage to be seen.  
🕒 Times Vary  
📍 Hormel Theatre  
[bit.ly/DearEvanPHX](http://bit.ly/DearEvanPHX)

**JULY 4**  
**Light Up The Sky Celebration**  
A free, family-friendly event with entertainment, food, activities, and fireworks.  
🕒 6:00 PM  
📍 American Family Fields of Phoenix  
[bit.ly/LightUpSky26](http://bit.ly/LightUpSky26)

**JULY 4**  
**July 4th Run Phoenix**  
A family-friendly community 5K run/walk celebrating freedom and fitness.  
🕒 5:30 AM - 8:30 AM  
📍 G.R. Herberger Park  
[bit.ly/July4thRunPHX](http://bit.ly/July4thRunPHX)

**JULY 17 - 19**  
**Maricopa County Home & Landscape Show**  
From home projects to fresh ideas, this summer event is packed with inspiration.  
🕒 10:00 AM  
📍 State Farm Stadium  
[maricopacountyhomeshows.com](http://maricopacountyhomeshows.com)

**JULY 3**  
**First Fridays in the Garden**  
A beautiful monthly evening social walk through the lighted grounds.  
🕒 5:00 PM  
📍 Japanese Friendship Garden of Phoenix  
[bit.ly/FFGarden26](http://bit.ly/FFGarden26)

**JULY 4**  
**Phoenix Fab 4th**  
Free celebration with a classic car show, live music, water slides, teen zone, and massive fireworks display.  
🕒 6:00 PM  
📍 Steele Indian School Park  
[bit.ly/FabPHX4th](http://bit.ly/FabPHX4th)

**JULY 11**  
**Mesa Night Market**  
Enjoy a vibrant night market with Asian cuisine, vendors, and anime-inspired shops.  
🕒 6:00 PM  
📍 AZ International Marketplace  
[bit.ly/MesaNightMkt26](http://bit.ly/MesaNightMkt26)

**JULY 29**  
**Phoenix Mercury vs. Golden State Valkyries**  
Cheer on the home team in this high-energy WNBA matchup.  
🕒 7:00 PM  
📍 Mortgage Matchup Center  
[phoenixmercury.com/schedule](http://phoenixmercury.com/schedule)

★ JULY 4TH, 2026 ★

# HAPPY 250<sup>TH</sup> America!

CELEBRATING 250 YEARS OF INDEPENDENCE AROUND THE VALLEY

★ WEST VALLEY ★

**LAKE PLEASANT FIREWORKS SHOW**  
JULY 3RD | 5 PM - 10:30 PM  
Pleasant Harbor | Peoria 85383  
[bit.ly/Pleasant4thFW](http://bit.ly/Pleasant4thFW)

**TOLLESON INDEPENDENCE DAY CELEBRATION**  
JULY 3RD | 4 PM - 9 PM  
Tolleson Veterans Park | Tolleson 85353  
[bit.ly/Tolleson4thFW](http://bit.ly/Tolleson4thFW)

**AVONDALE LIGHT UP THE SKY**  
JULY 4TH | 6 PM  
Phoenix Raceway | Avondale 85323  
[bit.ly/LightUpSky26](http://bit.ly/LightUpSky26)

**PEORIA ALL-AMERICAN FESTIVAL**  
JULY 4TH | 5 PM - 9 PM  
Peoria Sports Complex | Peoria 85382  
[bit.ly/Peoria4thFW](http://bit.ly/Peoria4thFW)

**BUCKEYE INDEPENDENCE DAY CELEBRATION**  
JULY 4TH | 6 PM - 9 PM  
Buckeye Airport | Buckeye 85326  
[bit.ly/BuckeyeJuly4th](http://bit.ly/BuckeyeJuly4th)

★ EAST VALLEY ★

**FOURTH AT THE FOUNTAIN**  
JULY 4TH | 6:30 PM  
Fountain Park | Fountain Hills 85268  
[bit.ly/4thAtFountain](http://bit.ly/4thAtFountain)

**SCOTTSDALE 4TH OF JULY CELEBRATION**  
JULY 4TH | 5 PM - 9 PM  
WestWorld of Scottsdale | Scottsdale 85260  
[scottsdale4th.com](http://scottsdale4th.com)

**TEMPE 4TH OF JULY CELEBRATION**  
JULY 4TH | 4 PM - 11 PM  
Tempe Town Lake | Tempe 85281  
[tempefourth.com](http://tempefourth.com)

**FABULOUS PHOENIX 4TH**  
JULY 4TH | 6 PM - 10 PM  
Steele Indian School Park | Phoenix 85012  
[bit.ly/FabPHX4th](http://bit.ly/FabPHX4th)

**GILBERT 4TH OF JULY CELEBRATION**  
JULY 4TH | 5 PM - 9:30 PM  
Gilbert Regional Park | Gilbert 85298  
[bit.ly/Gilbert4thFW](http://bit.ly/Gilbert4thFW)

# Recipe of the Month

## 4th of July Ice Cream Sandwich Cake

### INGREDIENTS:

**12** ice cream sandwiches  
**2** cups whipped cream  
**1** cup chocolate syrup  
**1** cup crushed cookies or Graham crackers  
Sliced strawberries, raspberries, blueberries or bananas  
Optional: Chopped almonds or walnuts, multicolored sprinkles



### DIRECTIONS:

Layer the ice cream sandwiches in a rectangular 9 x 13 dish - lined with parchment paper to ensure easy removal. Allow them to soften slightly before arranging them; this makes them easier to cut and layer. To ensure even layering, remember to press down gently but firmly after each layer. This helps the cake hold together and prevents any messy slippage when you slice into it.

Spread a generous layer of Cool Whip over the top of the sandwiches. Sprinkle with crushed cookies or Graham crackers and top with fresh slices of fruit. Layer more ice cream sandwiches, followed by another layer of Cool Whip, crushed cookies or Graham crackers and fruit. Repeat depending on how tall you want your cake.

Drizzle top with chocolate syrup, sprinkles and/or nuts.

Cover the dish with plastic wrap and pop it in the freezer for at least **4-6 hours** or until firm - overnight is ideal for the best texture.

When ready to serve, just slice it up like a cake.

