



Welcome Newcomers!

We are excited to have you join Montevista and look forward to meeting you and participating with you to ensure our community is a safe, properly managed, community-focused, picturesque and enjoyable place that our residents are proud to call home.

Moving into a new neighborhood with an HOA can be a learning process. A great place to start is right here reviewing the contents of this packet that contains some important dos and don'ts, i.e., making changes to your home such as repainting, relandscaping, or putting in a pool. Changes such as these must be requested in writing and approved by our Architectural Committee prior to being implemented. Architectural forms and a wealth of other information can be found on our website, www.mymontevista.com, so be sure to check out how to register on the Homeowner Portal information sheet. Our management company, Arizona Community Management Services (AZCMS), can be contacted as well at 480- 355-1190 to address any issues or concerns and to help ensure your home is in compliance with our CC&Rs.

Our Board of Directors currently holds meetings on the third Thursday of each month at 6:00 p.m. via Zoom to keep residents up to date on what is going on throughout Montevista. There is an open homeowners' forum for questions and discussion at the end. Meetings usually last about an hour. Attendees are encouraged to sign up for one of our HOA committees as a means to meet other volunteers and become involved in your new community. Once signed up on our website, residents will receive text and email blasts as a reminder of upcoming meetings and other important events. Please visit our website, www.mymontevista.com, to register.

Montevista has a digital monthly newsletter, the *Montevista Community Corner Newsletter*, which is emailed to residents at the end of each month. Past and current newsletters can be found on our website. To access previous newsletters, visit www.mymontevista.com, click on the three bars to the left of the page and then click on 'News'. Own a business or highly recommend one? Then check out our advertising, *Calling All Ads!* Our rates are awesome and all proceeds go back into our community. Rate sheets and order forms can be found on our website. For further information, please contact Lauren Polak at lpolak0125@gmail.com.



Notable Notes

Please do not make changes to your landscaping, paint, gravel or turf; add gutters, a pool, spa, pergola, built-in barbecue or the like without first filling out an architectural application form found under the Architectural Committee link on our website, www.mymontevista.com. Any changes must first be submitted to and approved by our Architectural Committee. Montevista's approved plant and tree list can be found on that link as well.

It is a good idea to familiarize yourself with our CC&Rs. New residents are required to sign off with their title company that all documents, including CC&Rs, were received. Our CC&Rs can also be found on our website, www.mymontevista.com under 'Documents'. If you encounter a problem finding this information or have any questions, please contact our management company, AZCMS at (480) 355-1190.

Residents who need to report an emergency after-hours or on weekends, please utilize our AZCMS After-Hours Emergency Line at (480) 355-1190 and press '7' to be directed to the emergency line mailbox.

There are specific rules addressing parking that can be found in our CC&Rs under Section 3.14 and 3.12c, 'Parking Enforcement'. Montevista's streets are **private**. They are maintained by our HOA and not the City. Some areas throughout the community are narrowed to discourage speeding, and there are many cul-de-sacs throughout as well. It is very important that parking rules be followed so that emergency vehicles have quick and easy access to our homes. Parking on the street also restricts access for landscape trailers, delivery trucks, etc. Whenever possible, please do not park on the streets.

Ready to repaint? Multiple exterior paint schemes can be found on our website at www.mymontevista.com. In addition, they can be found on the Sherwin-Williams website (www.sherwin-williams.com). Montevista has 16 different paint schemes to choose from containing 106 color combinations. Once logged into our homeowners portal, simply scroll down to Resident > Documents > Montevista Paint Schemes. Homeowners must submit an architectural request form, even if repainting using the same colors, and must receive approval from the Architectural Committee prior to proceeding. If you have any questions, please contact AZCMS.

Be prepared to overseed your front lawn to winter rye starting in October. Homeowners also have the option of using artificial turf. Samples of approved turf and vendors can be found on our website via the Architectural Committee link. Plans must be submitted to the Architectural Committee for approval prior to installation. Make sure you have the approved gravel in your yard before making any changes to it as well.



News You Can Use

Signing up for e-statements is easy and saves our HOA money by not having to pay for printing and postage. One can sign up for e-statements by going to <https://azcms.opt-e-mail.com/signup> to register. You will then have the ability to control how your HOA statements are delivered to you. Once signed up, your HOA quarterly dues payments can be made online by visiting <https://azcms.com/make-payment/> and selecting PAY BY DEBIT (FCB BANK). Save a tree, go paperless!

Our website www.mymontevista.com consists of a public side and a private side. Have a question, need a contact, missed a Board meeting? Here's your one-stop shop to find out what you've been missing! Be sure to register first so that you have access to all information. Instructions on how to access the private side are included in this packet on a page entitled *Homeowner Portal*.

It's never too late to think about joining one of our Montevista Board committees - they just love volunteers! Being part of a committee is a great way to stay in the know about all things Montevista. Architectural, Communications, Landscaping, Safety and Social - there's something for everyone!

Residents should receive a monthly text blast and/or email reminding you to check out our monthly Montevista Community Corner Newsletter. These newsletters are full of information about our community, social events, bulk trash pick-up dates and more. We encourage all residents to check out our ads and support our local businesses. Past newsletters can be accessed on our website at www.mymontevista.com under 'Documents' > 'News'. If you do not receive our newsletter via email, please contact our management company, AZCMS at 490-355-1190 or Lauren Polak at lpolak0125@gmail.com.

Our Montevista HOA Board and AZCMS have no relation to the Montevista Community Group Facebook page, which was started by a few homeowners several years ago. Facebook is a social media platform and not part of the Montevista Governing Board.

Please do not share your personal family gate code with vendors or other service providers. Residents should have received a separate gate code for vendors. If you have a problem with access, call iCAN at 602-899-2923 or contact them at service@icanav.com.



Montevista Community Contact Information

Stephen Griffith, Account Manager
Alert 360 (previously My Alarm Center)
866-484-4800 ext. 35131.
stephen.griffith@alert360.com
www.alert360.com

Frank Puma, Chief Operating Officer
Arizona Community Management Services, LLC
15300 N. 90th Street, Suite 800
Scottsdale, AZ 95260
480-355-1190, ext. 117
480-355-1190, prompt 7 after-hours/emergencies
FPuma@azcms.com
<https://www.azcms.com>

Matt Morrissey
AZCMS Resident Support Specialist -
Architectural Submittals
mmorrissey@azcms.com
480-355-1190 - follow prompts
mmorrissey@azcms.com

AZCMS Work Order Requests
<https://www.WorkOrders@azcms.com> (include
your Association, address, and name in subject
line of the email)

iCAN Access and Video
Montevista Gate Codes/Issues
602-899-2923
service@icanav.com

Montevista Architectural Committee - see
website at <https://www.mymontevista.com>. **Forms
must be filled out and approved prior to making
any changes to the exterior of one's home to include
grass, hardscape, landscape, paint, pools, rock, spas,
structures, etc.**

Montevista Community Corner Newsletter
Calling All Ads and Montevista Pickleball
Peeps - contact Lauren Polak at
602-421-4589 or lpolak0125@gmail.com

Montevista Declaration of Covenants, Conditions
and Restrictions (CC&Rs) - please visit our website
<https://www.mymontevista.com>

Officer Jeffrey Blair #7966
Phoenix Police Community Action Officer
602-495-5481
jeffrey.blair@phoenix.gov

Phoenix Police Department Non-Emergency
602-262-6151

Other Community Contact Information

Arizona Poison and Drug Information Center
800-222-1222
<https://www.azpoison.com>

Arizona Public Service (APS)
602-371-6555 or 866-776-0445
<https://www.aps.com>

ASPCA Animal Poison Control
888-426-4435 or 888-764-7661

Cave Creek Post Office
38400 N. School House Road
Cave Creek, AZ 85331
480-575-0813

CenturyLink
800-244-1111
Customer Service 800-572-1311
Tech Support - <https://www.centurylink.com>

City of Phoenix (water/sewer/trash services)
602-262-6251
<https://www.phoenix.gov/residents>

Cox Communications
623-594-1000
<https://www.cox.com>

HARTT (Humane Animal Rescue & Trapping Team)
602-601-2604
<https://azhartt.org>
info@azhartt.org

Rattlesnake Solutions
480-237-9975
<https://www.rattlesnakesolutions.com>

Southwest Gas Corporation
877- 860-6020
<https://www.swgas.com>