



Montevista Community Corner Newsletter August 2025



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Notable Notes

The Architectural Committee is finishing up revising design guidelines in order to ensure faster approval and turnaround times upon submission of architectural requests. As noted at every Board meeting and often in this newsletter, any changes made to the exterior of one's home must first be approved by a member of the Architectural Committee. Specific forms can be found on the homeowners' portal of our website at mymontevista.com under 'Resident' > 'Documents'.

The Landscape Committee notes that trimming of approximately 250-300 large trees throughout Montevista's common areas has begun by Back to Nature in preparation for the monsoon season. Fire break cutbacks have been completed as well by Back to Nature along our 404 washes.

Premier Commercial Painting SW will begin to tackle paint peeling of common area walls in various locations throughout Montevista beginning mid month.

The Safety Committee is conducting research to upgrade the cameras at our three entrances. New equipment will be installed once specific needs are determined.

Have you seen our new gate reflectors at the Dixileta entrance? You should! More are on the way...

New safety rules and an enhanced fine policy were approved at the July 17th monthly Board meeting. These can be found on our website under 'Governing Documents'.



Reminders



If you are reading this newsletter, thank you! If you know someone who does not, please encourage them to do so and spread the word. It is a great way to stay informed about everything Montevista and much, much more. While you're at it, check out our local advertisers. They greatly appreciate your business and referrals, too!

If you know a resident who does not receive our *Montevista Community Corner Newsletter*, there are a few things they can do:

- Check their spam folder.
- Log into the homeowners portal on our website, mymontevista.com, where a summary page will automatically populate. Scroll down to 'Resident', then click on 'User Profile' to make sure email addresses are up to date. If a problem persists, please contact our management company, AZCMS at 480-355-1190.
- Missed newsletters can also be found on the homepage of our website under 'Documents' > 'Newsletters'.

There is no soliciting in Montevista. No signs may be erected, posted or displayed on any Lot in a location that is *Visible From Neighboring Property* without the prior written approval of the Design Review Committee. This provision does not prohibit the use of "for sale" signs but limits the design, location and placement of such signs. If you have a favorite vendor, they are always welcome to advertise in our newsletter where the rates are great!

Any foot, bicycle, electric dirt bike traffic or the like is **strictly prohibited** in the 404 washes that run throughout Montevista. Only authorized contractors such as Back to Nature are allowed in these areas on an as-needed basis and in order to maintain a 7' clearing alongside homes with view fences for fire safety purposes.

The speed limit within Montevista is **15 mph**. Signs are posted throughout our neighborhood for the safety of all residents, pets and wildlife. With school back in session, it is even more important that we all be aware and drive with care!



So Many Reminders!



Please do not schedule individual bulk trash pick-up dates online. When this system was first implemented last year, the City of Phoenix received numerous complaints from HOA residents who did not want to see piles of trash on their streets on a frequent basis. AZCMS was contacted and along with the Superintendent of Public Works, a schedule was created consistent with years those of years past. This schedule, along with detailed information on what constitutes bulk trash and what does not, where to place items for pickup and when, along with the City of Phoenix website for further information is once again contained in this newsletter.

While the City is not currently able to prevent residents from scheduling pick-up times online, it is the policy of Montevista that residents adhere to the established dates.

Previous newsletters can be found on our website under 'News' > 'Newsletters'. Bulk trash dates are posted under the 'News' tab. Local businesses that advertisers with us are also posted. They greatly appreciate your support and welcome you to spread the word!

It is recommended that residents log onto our website to make sure all contact information is up to date. Simply hit the 'Documents' tab and scroll down to the light gray box at the bottom of the page that states, "CLICK HERE TO UPDATE YOUR INFORMATION ON FILE WITH AZCMS!!!!"

If you see an irrigation leak, an unusual amount of water running down a roadside curb, or water pooling on the pavement, please call AZCMS at 480-355-1190 ASAP, including after-hours and on weekends. Make sure to leave a **detailed** message specifying the location of the leak so that it can be addressed as quickly as possible.

Per City Code Section 23-33, it is against the law to backwash a pool filter or drain pool water into streets, alleys, washes or ditches. Water should be put down a sanitary sewer cleanout; usually located near one's house closest to the sewer line.

Montevista adheres to the same City of Phoenix code with no backwashing or draining of pools allowed in a manner other than as stated above.

Strategy. Style. Sold

Get Ahead Before Fall Hits

August is the perfect time to prep your home and position it for success before the busy fall season. I've recently sold two homes in Montevista with tailored strategies that helped my sellers move fast and maximize their returns-without the stress.

Thinking about making a move? Let's chat about the custom strategies that are getting results right here in your neighborhood.

CALL OR TEXT ME ANYTIME

Jen Smith

REALTOR®

602-486-2646

thatphxgal@gmail.com

MONTEVISTA REAL ESTATE EXPERT WITH PROVEN RESULTS

COMPASS



Not intended to solicit currently listed properties.



SAVE THE DATE!

**MONSTERVISTA 3,
MONTEVISTA'S BEST AND
BIGGEST ANNUAL EVENT
WILL BE HELD ON SATURDAY,
NOVEMBER 1ST FROM
5:00-8:00 P.M. AND
IT'S GOING TO BE HUGE!
STAY TUNED FOR MORE
INFORMATION!!!**



**HALLOWEEN
COSTUME CONTEST**



News You Can Use

As of Monday, July 28th, through approximately Friday, August 22nd, Dixileta Drive will be **CLOSED** on the west side of Scottsdale Road for crews to conduct work in this area. Scottsdale Road will remain open; however, there will be **no** access to or from Dixileta Drive during this time. Detour signage is in place to direct travelers around this closure area.

Grading crews will continue to work on the west side of Scottsdale Road from Dynamite to Dixileta and from Jomax Road to Oberlin Way to build the subsurface of the future roadway, install a concrete sidewalk, curb, gutter, as well as ADA (Americans with Disabilities Act) ramps.

Landscape crews continue installation of landscape irrigation and replanting of salvaged trees to the west side of Scottsdale Road. During construction, lane reductions and turn restrictions may be in place, as needed, to shift traffic away from the work zone.

The intersection of Dynamite and Scottsdale Road, the site of the previously planned roundabout, will go back to being a traditional signalized intersection.

Did You Know?

There are currently plans in the works to raise the height of Bartlett Dam; the next step of the Verde Valley Water Storage project. SRP, who operates and maintains both Horseshoe Dam and Bartlett Dam, notes that during wet winters these reservoirs are more likely to reach capacity, which at times requires them to release excess water that could have otherwise been stored for use during dryer months and years. The plan is to increase the height of Bartlett Dam by 100 feet, which would expand capacity and offset losses due to the buildup of sediment. Should the proposed expansion plan be adopted, the new Bartlett Reservoir would be capable of storing enough water to meet the needs of one million households for a year, thus reducing cities' dependence on groundwater and the Colorado River. Additional benefits include increasing recreational opportunities that stimulate Arizona's economy and improving the ability of SRP to balance flood operations and water storage. Sounds like a win-win!

As the World Turns

The Latest on Lone Mountain Park

Representatives from the City of Phoenix NE Division of Parks and Recreation, including the NW Division Deputy Director, the Park Supervisor and the Landscape Architect were kind enough to meet with a few residents from Montevista to discuss one of my favorite topics, pickleball, and to give an update on construction of the long awaited Lone Mountain Park. This meeting was held on July 15th.

All representatives from Parks seemed quite receptive to making the recommended changes, which are likely to result in the avoidance of additional costs and delays like those that occurred after the opening of Ashler Hills Park. These include the addition of security lighting at the ramadas, benches with backs, widened breezeways, increased fence heights and suggested paddle racks - just to name a few.

The design of the park is now 90% complete, and a contractor has been chosen. Groundbreaking is expected to take place "by the end of fall" with completion 12-18 months from then based on a "worst-case scenario." Entry into the park will not be allowed until it is fully finished.



LEGEND

- ① Three cell fenced dog park with lighting
- ② Ramada
- ③ (2) Sand volleyball courts
- ④ Walking & biking path
- ⑤ (6) Pickleball courts with shaded benches
- ⑥ (2) Tennis Courts
- ⑦ (2) Basketball Courts
- ⑧ Shaded playground structures for 2-4 and 5-12 with nature play
- ⑨ Restrooms
- ⑩ Art Feature
- ⑪ Existing desert wash area
- ⑫ Multi-use field
- ⑬ Multi-use ball field to allow for softball & baseball w/ 60, 65, 70 & 90 base pegs
- ⑭ Nature trails
- ⑮ Wheeled plaza
- ⑯ Maintenance yard
- ||||| Wash

Hey Montevista!
It's time once again
to join our next
HOA Board meeting
on Thursday,
August 21st at
6:00 p.m. via Zoom.



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Arizona Flash Flood Facts



Flash Floods

Flash floods, often described as "more water than you want in less time than you have" occur in Arizona primarily during our monsoon season. This is because of our dry desert climate with abundant areas containing little or no vegetation and thus little capacity to absorb rainfall. This results in runoff that can move rapidly through narrow canyons and steep terrain turning normally dry washes and creeks into raging torrents of water in a matter of minutes. Flash floods can occur at any time of the year, but are especially prominent from July to mid-September when thunderstorms can develop rapidly. A flash flood can travel miles beyond the storm that generated it, catching motorists, campers, and hikers by surprise.

Thunder and Lightning

Arizona is world renowned for its spectacular lightning displays. When thunder and lightning occurs, one should seek shelter immediately, preferably in a house staying away from electrical appliances, phones and plumbing during a storm. If housing is not nearby, one can seek shelter in a vehicle with a metal roof.

Flash Flood Watch

A Flash Flood Watch is issued to inform the public that conditions are favorable for flash flooding, but the timing is not certain or imminent. During a watch, residents should exercise caution; listen for NWS Flash Flood Warnings; watch for signs of rising water and be prepared to move to higher ground on a moments notice.

Flash Flood Warning

If a Flash Flood Warning is issued, this means get out of the danger zone and move to higher ground immediately! Do not waste time trying to save personal property. Do not cross rain-swollen streams! One must act quickly as the margin of safety may be counted in only a matter of seconds.

Driving in a Dust Storm

If driving when a dust storm hits, remember to pull off the road, take your foot OFF the brake, and turn off your car's engine and lights. Then wait until visibility improves.

The Arizona "Stupid Motorist Law"

To discourage reckless behavior during Arizona's monsoon storms, the Arizona Revised Statute, Section 28-190, otherwise known as the "Stupid Motorist Law," was created to prevent motorists from taking unnecessary risks, to protect first responders, and to reduce taxpayer costs. This law applies to drivers who enter flooded roadways that have been marked with barricades or warning signs resulting in the need to be rescued.

During the Arizona monsoon season, which can bring heavy rains and flash flooding, motorists oftentimes underestimate the power of floodwaters, ignoring road closure signs and barricades resulting in dangerous and even fatal situations.

If a motorist needs to be rescued after driving through a barricaded flooded road, that motorist may be required to reimburse emergency services for the cost of their rescue; may receive a fine or other penalties for reckless driving; may see their insurance premiums increase and coverage actually denied for vehicle damage.

To stay safe and avoid liability under the "Stupid Motorist Law," it is recommended drivers take the following precautions:

Turn Around, Do Not Enter: Never drive through a flooded roadway, even if it looks shallow.

Follow Weather Alerts: During Arizona's monsoon season conditions can change rapidly, so check for warnings before driving.

Obey Road Closure Signs: If a road is barricaded, find an alternate route.

Do Not Assume You Can Make It: Floodwaters can be deceptive. A mere 6" of moving water can knock an adult off their feet and 12" can carry away a small car!

Seek Higher Ground if Trapped: Should floodwaters begin to rise around your vehicle, leave your car and move to a higher, safe location if possible.

Ew - The "Monsoon Beetle" is Back!

The Palo Verde beetle, if not already, will be back! It's one of the largest species of insects in North America growing as big as 3-3.5" in length. These crunchy bugs spend 3-4 years of their life underground as grubs (disgusting) feeding on tree roots such as those belonging to the Palo Verde tree; the most commonly affected, thus the name.



Despite what one might think, the Palo Verde beetle, so they say, is a gentle giant. Its large mandible and spines are only used for self defense, not hunting, and they do not possess a stinger. Even more interesting, they do not eat and will only survive for about a month once they have emerged from their underground homes.



The entire life purpose of the Palo Verde beetle is to do what wild things do, the wild thing! Females lay their eggs in the soil near the roots of a tree. Once hatched, grubs can take 2-4 years to become an adult emerging during our monsoon season when they are bound to make some of us scream. Bikers beware, these critters do fly and are known to do so right in the faces of those who ride motorcycles - no joke!



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:

Open to 2pm
Dinner:
2pm to Close

Happy Hour:

3pm to 6 pm
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**** Mention 'Sourdough Christmas' to receive 10% off entire order for the entire month of December! ****

For catering services, please contact sutterbroslc@gmail.com



WELCOME BACK!

Welcome back
Your dreams were your ticket out
Welcome back
to that same old place
that you laughed about.
Well the names have all changed
Since you hung around
But those dreams have remained
And they've turned around...
(now say it without singing!)



Just How High Can a Coyote Fly?

Coyotes can clear a 14-foot fence using their jumping and scaling abilities.

However, they cannot clear the same amount of distance with a pet in their mouth. Therefore, their clearing capacity will be lower, probably closer to 6 or 8 feet (though it depends on the exact coyote and weight of the pet).



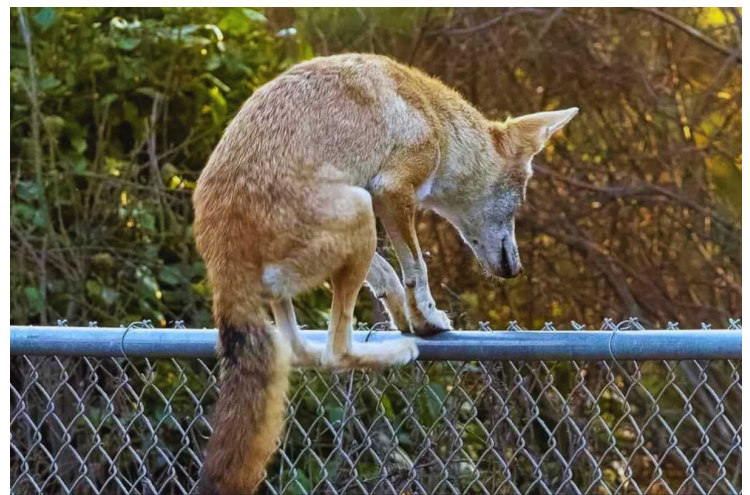
Coyotes are also exceedingly cautious. They wouldn't be so good at living alongside humans if they weren't. They will always prefer easier prey opportunities than going after pets behind fences.

However, if food is scarce, the coyote may decide that a small, vulnerable, unattended dog is worth the risk.

While coyotes can go after pets behind fences (not unheard of), it will be pretty rare.

Whenever letting dogs or small children outside, supervision is recommended. Coyotes are *much* less likely to attack an animal or child that is supervised. They don't like risks.

Be sure to remove other attractants from your yard, too. Pet food, fallen fruits, and garbage can entice coyotes into your yards. Once they're there, they may be brave enough to go after a small dog or cat, too.



Just How High Can a Coyote Fly?

Part II

Coyotes can jump as high as **8 feet**, scaling barriers much taller than they are. They can even jump and then grab onto the top of an object with their front paws, clambering the rest of the way up with their back legs.

When you consider their ability to scale fences, they can clear barriers up to **14 feet** high. If the barrier is any higher than 6 – 8 feet, they will need to use leverage to get over. If forced to jump from a stationary position, their jumping height is lessened to 4 – 5 feet.

When it comes to jumping horizontally, coyotes are also impressive. They can clear distances of up to **12 feet** relatively easily. Usually, these jumps are used when pursuing prey. They will hide and then jump onto the unsuspecting animal. If they can get a running start, they may even be able to jump longer.

It's important to note that the jumping abilities of coyotes can be influenced by various factors, such as their age, physical condition, and the terrain they are navigating. These measurements are approximate and can vary in individual cases.

Bigger animals usually jump longer and higher than smaller ones.

You'd imagine that coyotes jump about the same as humans. However, because they have four legs (instead of our two), this isn't the case. Coyotes are able to **clear fences much taller** than many people believe, thanks to *how* they jump.

Coyotes jump in two phases. Firstly, the animal jumps and grabs hold of the top of an object with their paws. This allows them to gain so additional height. Then, they are able to "jump" again to bring their back paws into contact with the top of the fence. All of this takes less than a second.

Once on top of the fence (or other objects), the coyote jumps down, using his back paws for momentum.

Because coyotes can do this "double jump," they can scale fences that are 14 feet tall and even taller. Therefore, fences themselves aren't going to keep most coyotes out. In coyote-infested areas, installing rollers or similar devices on top of your fence is essential to **keep coyotes out** of your yard.

In urban areas, coyotes have become very good at getting over fences, walls, and other barriers. Unless a barrier is specifically designed to keep coyotes out, these innovative animals can often find a way in.

Don't Get BUSted! Traffic Laws for Driving Near a School Bus in Arizona

When a school bus is stopped and has its flashing red lights on, all drivers in both directions must come to a complete stop at least 20' away from the bus. This includes both two-lane and multi-lane roads.

Drivers must remain stopped until the bus turns off its flashing red lights and begins moving again.

It is illegal to pass a school bus that is stopped with its flashing red lights on, regardless of whether you are driving in the same or opposite direction.

If a school bus is stopped and has its stop sign extended, drivers must yield to pedestrians crossing the road in either direction.

In school zones, drivers must adhere to posted speed limits, which are usually reduced during pick-up and drop-off times.

Failure to comply with these traffic laws can result in fines and penalties, as well as potential criminal charges if an accident occurs.

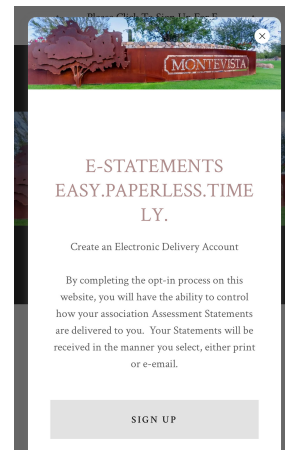


Montevista E-statements Explained

Homeowners are encouraged to sign up for e-statements as a way of keeping costs down for our HOA and perhaps saving a few trees in the process! Here's how it works: Once a resident receives their **first mailed statement**, a report is generated and sent to Optimal, a third-party vendor that is contracted with our management company, AZCMS.

Optimal uses this report to register each account number. Since a new account number is created for each new resident, one cannot enroll in e-statements until that first statement has been issued and the account is registered. Statements are billed a month in advance; the next one being mailed in September for October.

Homeowners can sign up for e-statements by simply logging on to our website, *mymontevista.com*. In the homeowner portal section, one can find charges and payments posted to their account under "Account Detail".





Let's Talk Trash!

Bulk Trash Placement Guidelines

- Securely bag and tie all grass, leaves, weeds, twigs and hedge clippings before placing out for bulk trash.
- Cut tree trimmings down to less than 12" in diameter and 4' in length.
- Place bulk trash curbside, on the edge of your property parallel to the street or curb.
- Keep piles at least 5 feet away from any fixed objects.
- Have items placed by 5:30 a.m. on the scheduled pickup date.
- Sweep or rake area after collection, if necessary.

Bulk items may be placed at the curb (no more than 7 days ahead of the scheduled date). It is a violation of city ordinance to place trash out more than 7 days before a scheduled appointment.

For more information on bulk trash, please contact the City of Phoenix at phoenix.gov/publicworks.

Our last bulk trash pickup date for 2025 will take place on **Thursday, October 9th**. A list of the 2025 dates can be found on our website under 'News'. Dates for 2026 will be posted prior to the end of this year.



Calling All Ads!

Do you have a favorite accountant, babysitter, butcher, caterer, chiropractor, deli, dental hygienist, dentist, doctor, electrician, fitness trainer, garage door company, gardener, hair stylist, handyman, housekeeper, landscaper, massage therapist, mechanic, nail technician, optician, painter, pet groomer, petsitter, photographer, physical therapist, pickleball instructor, plumber, pool maintenance person, repairman, restaurant, tailor, tradesperson, tutor, or window cleaner (just to name a few)? I bet you do!

So, why not share your favorites with fellow residents by encouraging them to advertise in Montevista's Community Corner Newsletter? Our rates are great! Check them out below and feel free to contact Lauren Polak at anytime at lpolak0125@gmail.com or 602-421-4589. She will be happy to help with ads and answer any questions.

Full page (8.5" x 11")	\$140.00/mo.
One-half page (8.5" x 5.5")	\$90.00/mo.
One-fourth page (4.25" x 5.5")	\$60.00/mo.
One-eighth page (4.25" x 2.75")	\$40.00/mo.
Standard business card (3.5" x 2")	\$30.00/mo.

Newsletters are emailed to residences on a monthly basis. Order forms can be found on our website at mymontevista.com under the 'News' and 'Documents' sections. Payment must be submitted in the form of a check made out to Montevista Community Association and mailed to AZCMS along with the completed form prior to the next newsletter being published.

A minimum of three months is required for all newsletter advertising; however, **first-time advertisers will be given an additional two months at no charge** added to the end of the specified term. Ads can be purchased in three, six, nine, or 12-month intervals and will be posted on our website free of charge as well. Note: Please do not subtract the two months from your payment.

Advertisements should be emailed in PDF format to Lauren Polak at lpolak0125@gmail.com along with a copy of your check and order form. If a business would like to change their ad monthly, this can be done at no additional charge as long as it is submitted in a timely manner. Thank you!

August Fun for Everyone!



Saturday, August 2, 2025 at 12:30 PM

Hot Wheels Monster Trucks Live Glow-N-Fire

Public · Event by Desert Diamond Arena



Saturday, August 16, 2025 at 8 PM – 11 PM

DISCO in the DESERT Endorsed by Raven Events (\$10 off Tickets)

Public · Event by RAVEN EVENTS.COM and 2 others



Mon, Aug 4 at 7:05 PM

AZ Rattlers Playoff Game 1

Desert Diamond Arena · Glendale, AZ



McCormick-Stillman Railroad Park



Recipe of the Month

Creamy Key Lime Pie Bars



INGREDIENTS:

For the Crust

1 1/2 cups (180 g) graham cracker crumbs,
crushed (about 12 full sheets)

1/4 cup granulated sugar

6 tablespoons unsalted butter, melted

For the Filling

4 ounces cream cheese, softened

6 yolks

2 (14 ounce) cans sweetened condensed milk

1 cup key lime juice (preferably Nellie and Joe's
brand)

zest of 2 regular limes or 4 key limes

For the Topping

1 cup cold heavy cream

1 tablespoon powdered sugar

lime zest to garnish

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For the Topping

1 cup cold heavy cream

1 tablespoon powdered sugar

lime zest to garnish

DIRECTIONS:

Preheat the oven to 350 degrees Fahrenheit (175°). Line an 8×8-inch baking pan with parchment paper or foil, leaving an overhang on the sides. Spray with cooking spray and set aside.

Make the crust: Mix the graham cracker crumbs, sugar, and melted butter until well combined. Press the mixture evenly into the bottom of the prepared pan and bake for **10 minutes**. Reduce the oven heat to 300°F (150°C) and set the crust aside to cool.

Make the filling: In a large bowl, beat the cream cheese with an electric mixer on medium until smooth. Scrape the bottom and sides of the bowl, then blend in the yolks.

With the mixer on low, add the sweetened condensed milk, key lime juice, and lime zest and blend until fully incorporated.

Pour the filling over the crust and spread into an even layer. Bake for **35-40 minutes** or until the filling is slightly jiggly but set. Let the bars cool at room temperature for **30 minutes**, then refrigerate for at least **2-3 hours** to fully set.

Make the topping: Beat the heavy cream and powdered sugar on low until thick, then increase the speed to medium-high and whip to stiff peaks. Spread evenly over the key lime bars and chill for **30 minutes**.

Once chilled, use the parchment overhang to carefully lift the bars out of the pan. Cut them into squares with a sharp chef's knife, sprinkle with lime zest, and enjoy!