



Montevista Community Corner Newsletter August 2026



What's Up Montevista!

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Did You Know?

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Notable Notes

The Architectural Committee would like to remind residents to make sure to submit an architectural request form prior to making any changes to the exterior of one's home. A long list of applicable changes has been posted many times in our newsletters. If you have ANY questions, please contact AZCMS at 480-355-1190.

Dumpsters are not allowed unless approval for their use has first been received from the Architectural Committee. Applications can be submitted online at our website, mymontevista.com. Once approved, a dumpster can be placed in one's driveway, but is not permitted on the street.

Once a project has been completed, it is necessary that residents submit a project completion form, which can also be found on our website.

The Landscape Committee continues to hold monthly meetings with Back to Nature as they have done for years to address any issues or concerns. Annual tree trimming and thinning of 250-300 of our largest trees is taking place along with cleanup from monsoon storms.

Many of our stop signs have been recently replaced with new ones due to wear and tear. If, by chance, one has been missed, please contact AZCMS.

Homeowners who are interested in reviewing Montevista's monthly financial statements can do so by visiting our website. Simply log into the resident portal at mymontevista.com, enter your credential to access the site and click on 'Documents', then 'Financials'. These are posted shortly after our monthly HOA Board meetings once they have been approved and audited.

Reminders

Montevista's next quarterly bulk trash pick-up is scheduled for **Thursday, September 10th**. Items may be placed curbside no earlier than one week prior to this date. However, please be prepared for early pick-up times starting at 7:00 a.m. For more information on what constitutes bulk trash, please visit the City of Phoenix website at phoenix.gov/publicworks.

Every two years, Montevista's holds its annual meeting for the election of new HOA Board members. All residents will receive a notification regarding this along with a form for those who are interested to fill out and submit by a specific date. All residents in good standing (all dues and fees are paid and there are no outstanding violations) are more than welcome to join the Board. We look forward to your participation!

Please remind your landscapers **NOT** to blow debris into the street!

For residents new and old, it is a violation of City of Phoenix code to drain and backwash a pool into the street. For further information on how to backwash your pool, please review the following page put out by the City of Phoenix. Backwashing one's pool into the street can result in an automatic fine.

New News

As a result of recent heavy monsoon storms, Montevista lost several large trees and a few saguaros. In addition, heavy flows caused a break in the wash near 54th Street and Hallihan, which resulted in a large amount of water, sand, gravel and debris overflowing its banks onto nearby sidewalks and landscaping. Back to Nature was made aware of these issues and responded quickly to help remedy them. As they were in the process of trimming and thinning large trees throughout the neighborhood, we appreciate your patience in getting things back to normal.

The intersection of 56th Street and Dixileta also turned into a giant mess with thick mud, sand and debris across the entire intersection. Calls were immediately placed to the City of Phoenix Streets Transportation Department by AZCMS, as well as by several residents - thank you! Sometimes it takes a village to get the City to respond in a timely fashion. Unfortunately, due to this intersection being in a flood plain, until road improvements are made this is likely to recur time and time again.

The Dynamite Beer Co will be opening its third location, a taproom and music venue providing craft beer and live music, in Old Town Cave Creek!



City of Phoenix
WATER SERVICES DEPARTMENT
Quality Reliability Value

Drain and Backwash Pools Legally*

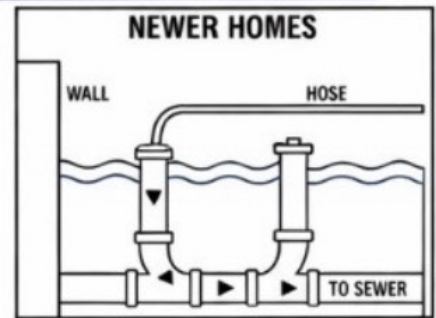
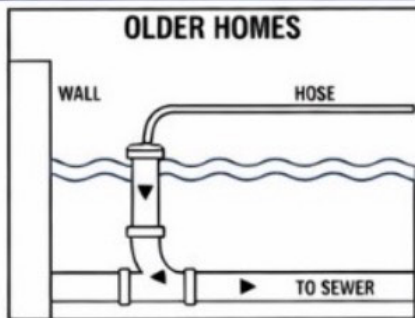
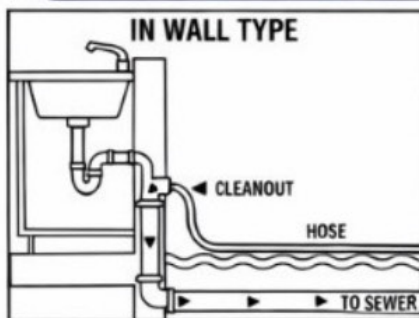
Here's How:

When you need to backwash your pool filter or drain the pool, try to use the water to irrigate landscaping. Do **not** drain pool water into the streets, alleys, washes, ditches, or other City of Phoenix right of ways.* (These are part of the storm drain system)

If you have to drain a large amount of water - such as emptying the whole pool - put it down the home's sanitary sewer cleanout! The cleanout is usually located next to the house at the point closest to the city sewer line, and can usually be found outside a bathroom or kitchen. On some older homes, the cleanout is located in the wall; on other homes it is at ground level, but may be hidden or covered. If you have an alley, cleanouts are usually found in the backyard. A threaded black cap, 3 to 4 inches in diameter, covers the opening. 602-256-3190.

Procedure for using the sanitary sewer cleanout:

- Locate the cleanout. If there are two, use the one closest to the home.
- Remove the cap and insert the drain hose a few inches into the pipe.
- Secure the drain hose so it won't pop out.
- Turn on the pump.
- Immediately check to make sure no water is backing up into the house. Drains in low areas are usually the first places to check.
- If the water backs up, turn off the pump immediately. You may have a blockage or the flow rate may be too high.



The maximum recommended discharge rate into the cleanout is 12 gallons per minute. The safest approach is to rent a submersible pump, connect it to a garden hose and slowly empty the pool. A pump that operates at 700 gallons per hour (11 to 12 gallons per minute) is about the right size.

* City Code Section 23-33 and Section 32C Storm Water Quality Protection' prohibit discharging or allowing water to escape into a city street, other right of way, storm drain, or other city property. A violation of these sections is a class 1 misdemeanor and may result in a fine of up to \$2,600, imprisonment of up to six months, probation not to exceed three years, or a combination of all three. Each incident or day of violation constitutes a separate offense.

CUSTOMER *Appreciation* MONTH

Thank you for supporting your locally owned HoneyBaked Ham store! As a token of our appreciation, enjoy 25% off your entire order all August long. Shop local, save big, and let us help make your meals even more memorable.

25% OFF YOUR PURCHASE

*EXCLUDES GIFT CARDS

Offer valid until Monday, 8/31/26 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.



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QR CODE TO
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**August Already?
September is
practically next
week! Time to pick
out a Halloween
costume and start
your Christmas
shopping. Happy
New Year
everybody!!**

**Save the date!
Our next HOA
Board meeting will
be held on Thursday,
August 20th
at 6:00 p.m.
via Zoom!**

Solutions for Your Garbage Bin Woes

Has your garbage bin fallen apart or gotten lost in our recent storms? The **City of Phoenix Public Works Department** is ready to help! They offer free container repairs or replacements. Simply fill out the form online entitled "Repair/Replace a Container" at <https://bit.ly/4yA8UZt>. Be sure to include your service address and container type (trash or recycling), along with a brief description of the damage or loss.

The City recommends leaving your old bin visible from the street so that crews can inspect or swap it. Service usually takes place within 1-7 business days. If phone support is preferred, one can call the **Public Works Customer Contact Center** at 602-262-6251. No fee is charged for this storm-related service. Please notify our management company, AZCMS at 480-355-1190 if you are waiting on a replacement bin.

For normal wear and tear not due to storm damage, the City will generally repair or replace City-owned bins at no charge when damage occurs during regular use. If there are signs of intentional damage or negligence, a resident may be liable for the costs associated with repair or replacement per Phoenix City Code. Routine services such as dumpster rentals have separate fees, but those do not apply to storm-damaged residential bins.



Thanks Neighbors!

It has come to the Board's attention, after it was noted in the July newsletter that it had received several noise complaints, that residents across Montevista took notice! Out of respect for their neighbors, they have taken steps to check the projection and sound levels of their speakers so as not to disturb others and have even reached out to them personally to make sure there were no problems. Thank you Montevista!



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Connection.
Possibility.*

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It's where life unfolds, memories are made & new chapters begin. Whether you're considering a move, investing, or simply looking for trusted advice, I'm here as your Montevista real estate resource.



Jen Smith

REALTOR®

602-486-2646

COMPASS

Are You a Mosquito Magnet?

No, it's not just bad luck or "sweet" blood - new research has determined it is chemistry that makes certain individuals more susceptible to mosquito bites than others. These pesky mosquitoes do not pick their prey at random; instead, their strategy begins with sniffing you out from a single breath. Scent is a long-distance attractant with carbon dioxide being the longest cue that tells them when someone is around. In fact, mosquitoes can smell someone from over 100 meters away, which is the first step in their conquest.

To choose a specific person, mosquitoes rely on a multi-sensory approach. They respond to a number of cues, including carbon dioxide, body odor, and body heat - all of which work together to guide their behavior. As they draw nearer, they use their sense of smell, vision, and sensitivity to heat to find you. Once close, skin odor becomes the dominant factor. A mix of chemicals released by one's skin, though undetectable to humans, gives off a distinct, pungent odor signaling to mosquitoes that it's time for dinner! People with higher levels of carboxylic acids on their skin are primary targets. These acids are the result of molecules produced when skin bacteria break down compounds in sweat and skin oils. One's resulting "smell" remains stable over time.

Our skin is host to a diverse array of bacteria and fungi. Odor signals produced by skin microbes and released into the air are what strongly guide mosquitoes to certain individuals. Those of us who naturally produce more heat, exhale more carbon dioxide and/or emit higher levels of certain volatile compounds make mosquitoes more attracted to you.

12 things that can make you a mosquito magnet!

- High carbon dioxide output
- Unique skin odor
- High levels of carboxylic acids
- One's skin microbiome
- Body heat
- Pregnancy
- Hormonal changes
- Drinking beer
- Eating bananas
- Increased sweating
- Individual body chemistry
- Lifestyle and environment (through their effects on the skin microbiome)

Steps one can do to help:

- Use of DEET
- Wear permethrin-treated clothing
- Cover up
- Citronella and eucalyptus oil
- Light-colored clothing
- Use of fans
- Swatting
- Fragrance-free skin care products
- Avoid standing water

Be in the Know - The Arizona Monsoon

The Arizona monsoon officially kicked off on June 15th and will run through September 30th. Prior to this method, "old-timers" likely recall the "dew point rule" - three consecutive days with a dew point of 55° or higher. Because this resulted in wildly inconsistent start dates year to year, the fixed calendar window was adopted to make comparison data more reliable. Approximately half of Arizona's total annual rainfall typically occurs during this season.

During the monsoon season, temperatures on the desert floor reach between 150° and 180°. The air temperature becomes superheated creating a persistent low-pressure system that eventually situates itself over the four corners area. Moisture from our south then gradually shifts northward. When that mass of humid air hits the desert's convective heat, it erupts into powerful thunderstorms with clouds rising to 50,000 feet or higher capable of producing nearly 500,000 lightning strikes at rates of hundreds per minute, microburst winds exceeding 80 mph, humongous dust walls, and localized rainfall rates of 3-4 inches per hour leading to flash floods and deadly lightning displays. A clear sky at 3 p.m. can become a full severe thunderstorm by 5 p.m.

After an intense dust storm swept across the Phoenix metro area in July of 2011, creating a wall of dust nearly 5,000' tall and 100 miles wide, what residents normally called dust storms turned into what are now referred to as haboobs (borrowed from the Arabic *habb* meaning wind.) Haboobs are walls of dust that can reach hundreds of feet high in the air. They roll into the Valley at speeds of 30-60 mph; the result of thunderstorm downdrafts. They often create very hazardous driving conditions where visibility can drop to near zero in seconds due to dense loose sand, dust and heavy rain. During these times it is crucial to adhere to ADOT warning signs - immediately check traffic to the front, back and sides of your vehicle and slow down. Pull completely off the paved portion of the road. Do not stop in a travel lane or emergency lane. Turn off all lights to avoid having others follow and possibly crash into you mistaking the lights on your vehicle as a guide. Take your foot off the brake and set your emergency brake. Stay in your vehicle with your seatbelt buckled. Be patient and wait for the storm to pass.

Continued...

Be in the Know - The Arizona Monsoon

(Continued)

Arizona Revised Statute 28-910, commonly referred to as the "**Stupid Motorist Law**", allows counties to bill drivers who drive around barricades and into flooded roadways for the cost of their rescue. This was enacted in 1995 after rescue costs from preventable water rescues became a significant public expense.

Arizona ranks among the top five states in the U.S. for lightning activity. The combination of extreme atmospheric instability, low relative humidity at high altitudes, and vast exposed terrain makes our state an extraordinary lightning laboratory with some individual storms producing more than 5,000 strikes per hour.

The Arizona Game and Fish Department has warnings for all outdoor recreationalists every year about lightning risk in the White Mountains, Mogollon Rim, and high country around Flagstaff. These include:

- Get off ridges, summits, and high exposed terrain by noon
- Never shelter under isolated trees
- Avoid bodies of water during storms
- If caught in the open, crouch low with feet together and minimize contact with the ground

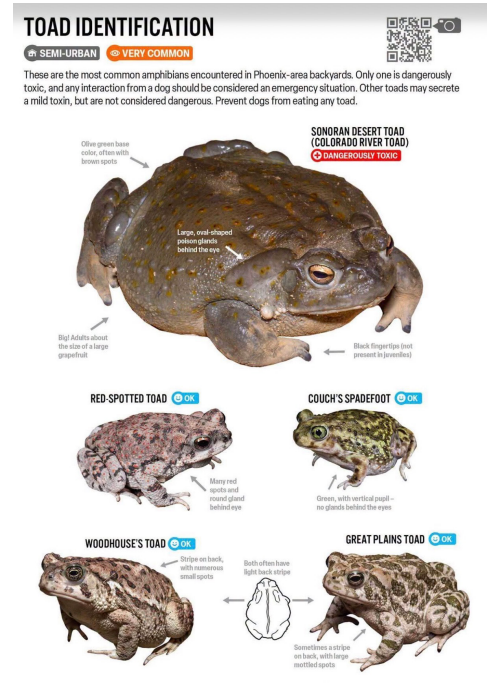
Surprisingly, the most dangerous aspect of the Arizona monsoon is not lightning, wind or even the haboob, it is flash flooding! The hard, sunbaked soil of the Sonoran desert floor is nearly impermeable. It cannot absorb rainfall fast enough when a storm dumps 3" in 30 minutes. Thus, water sheets across its surface, channels into dry washes and within minutes can turn a bone-dry creek bed into a debris-filled torrent moving at 20-30 feet per second.

The Maricopa County Flood Control District operates a network of stream gauges, detention basins, and early warning systems designed specifically to monitor monsoon flooding across the Phoenix metro area. This alert system monitors over 300 sensors across the county and can detect rising water in real time.

"Turn Around, Don't Drown" remains the #1 safety message of every monsoon season. Flash floods are responsible for more monsoon-related deaths in Arizona each year than any other storm hazard. **Six inches of moving water can knock a person down; two feet can sweep away a vehicle!**

It's Toad Time!

Monsoon time is toad time here in Arizona where many species can be found. However, only one is dangerous to dogs and its name is the Sonoran Desert Toad. This large, ugly, olive green toad that at times contains light brown spots is not a dog's best friend! If your dog comes into contact with one of them, seek emergency help right away. Do not waste time giving your dog Benadryl or essential oils as is often given as advice, rather seek help immediately!



Did You Know?

On July 16th of 1935, the city of Phoenix made a decision that would shape its future in a very big way! On that day, it purchased the 285-acre Sky Harbor Airport from the Acme Investment Company for a mere \$100,000. At that time, the soon-to-be airport sat so far outside of town that locals jokingly called it "The Farm." Who could have imagined that this little airfield in the desert would one day become one of the busiest airports in the world?

Dedicated in 1952, the original Terminal 1 welcomed generations of travelers before closing in 1990 and being demolished a year later. Today, no passenger terminal bears its name as Phoenix renumbered its remaining terminals to avoid confusion.

From a remote strip of desert to a major international gateway, Sky Harbor International Airport now serves millions of travelers each year and is one of Phoenix's greatest success stories!





Don't Be a Victim of Fraud!

In the last two years alone, impersonation fraud has doubled here in Maricopa County. Scammers pretending to be legitimate sellers attempt to trick buyers into sending them money or personal information that they subsequently use to steal home titles or other properties. In addition, crooks will forge documents and transfer titles or deeds without the real owner's permission or knowledge. People who have inherited a piece of property, or own a property that is vacant or not consistently monitored are more likely to become victims of this type of fraud.

Due to these escalating scams, in 2023 the Maricopa County Recorder's Office launched a program entitled "Maricopa Title Alert." This is a free program that monitors and alerts subscribers if someone attempts to file something against their property/properties. If such an individual or business was not you, signing up for this program could save you valuable time and money to clean up the mess and prove that fraud occurred.

According to the Maricopa County Recorder's office website, recorder.maricopa.gov, this alert only applies to documents recorded after sign up. There is no limit to how many names a subscriber can list under their account; i.e., a spouse or trust. Updates to this service can be made at anytime, but subscribers must maintain a current email and/or phone number to ensure accurate notification. Users may also unsubscribe at anytime.

To sign up, simply go to recorder.maricopa.gov. Under the 'Recording' tab, click on 'Maricopa Title Alert' and fill out the form. Be sure to include all properties - it just takes a minute or two. Once signed up, should someone file a document under the names you are monitoring you will receive an email and a link to those documents so you can take action if they are fraudulent.

If you are a victim of fraud, be sure to report the fraud to your local police department's fraud division as well as the Arizona Attorney General's Office.

August Fun for Everyone

4140 N Miller Rd
The Market On Miller
Old Town Scottsdale
Night Market

Starts
June 6th ~ September 26th
6pm till 9pm

Child & Pet Friendly

Farm Goods, Local Honey
Bakers, Dessert & Snack Makers
Signature Sips
Boutiques, Fine Line Tattoos
Hollow Point Piercing, Henna Tattoos
Health & Wellness
Pup Booths
Artisans
Foodtrucks
Live Music

Sip and Shop

AUGUST 6TH
4 - 6 P.M.

WICKENBURG
WELCOME TO WICKENBURG EST. 1863

WINE AND APPETIZERS

Enjoy **DISCOUNTS** FROM

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SEVEN 7 ROAN
Cowgirl BLING BLING
BASIL LANE

FLAGSTAFF INTERNATIONAL FILM FESTIVAL

AUGUST 1-2
THEATRIKOS/ORPHEUM

Hatch Family FARM FEST 2026

AUGUST 21ST & 22ND
700 E Love Lake Rd, Taylor, AZ

GATES OPEN:
Friday 3PM - 8PM
Saturday 11AM - 9PM

GENERAL ADMISSION
ADULTS \$5
YOUTH \$2
KIDS 5 & UNDER FREE

FUN FOR THE Whole Family!

WHAT TO ENJOY!
MUTTON BUSTIN
RIDES
FARM TOUGH
SWEET CORN
FOOD
MUSIC
VENDORS
FUN!!

Bring your family, bring your friends, and come experience the best of summer at Hatch Family Farm Fest!
YOU WON'T WANT TO MISS IT!

White Mountains AZ

Recipe of the Month

Yummy Baked Spaghetti

INGREDIENTS:

2 Cup canned diced tomatoes
1 Cup tomato sauce
1/2 Cup water
1/2 Cup diced onion
1/2 Cup diced green bell pepper
1 cloves garlic, chopped
1/8 Cup chopped fresh parsley leaves
3/4 Tsp Italian seasoning
3/4 Tsp seasoning salt
3/4 Tsp sugar
1 Small bay leaf
1 1/2 lb ground beef
8 oz uncooked angel hair pasta
1 Cup grated mozzarella

DIRECTIONS:

Preheat the oven to 350 degrees F.

In a stockpot, combine the tomatoes, tomato sauce, water, onions, peppers, garlic, parsley, seasoning mixtures, sugar, and bay leaves. Bring to a boil over high heat, and then reduce the heat and let simmer, covered, for 1 hour.

Crumble the ground beef in a large skillet. Cook over medium-high heat until fully cooked, with no pink color remaining. Drain the fat from the meat, and then add the ground beef to the stockpot. Simmer for 20 more minutes. Cook the pasta according to the package directions. Cover the bottom of a 13 by 9 by 2-inch pan with sauce. Add a layer of pasta and then a little less than 1/2 of each cheese; repeat the layers, ending with the sauce. Bake in the oven for 30 minutes. Top the casserole with the remaining cheese, return it to the oven, and continue to cook until the cheese is melted and bubbly, about 5 more minutes. Cut into squares before serving.

Mix ingredients together and store in an airtight container for up to 6 months.

