



Montevista Community Corner Newsletter April 2026



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Notable Notes

Due to an influx of new homeowners to Montevista and an increase in home improvement projects, the Architectural Committee would like to remind residents to submit an architectural application prior to any changes being made to the outside of one's home. Forms can be found on our website, mymontevista.com. For questions, please contact our management company, AZCMS at 480-355-1190.

The Communications Committee would like to encourage residents to help solicit advertisers for our monthly newsletter. For information on our great rates, etc., please contact Lauren Polak at 602-421-4589.

The Landscape Committee, along with our landscape contractor, Back to Nature, and their partnership with Weathermatic are proud to announce that Montevista was the chosen recipient for an upgrade of our irrigation controllers to a new Internet Connected System at absolutely NO charge! The new system will deliver an even higher level of service by improving the efficient management of our irrigation system, gaining greater visibility of our common area landscapes and lowering operational costs. By having this site-specific visibility, our landscaping will be healthier, have improved vigor and better adaptability to the stresses of our climate. This would not have been possible without the ongoing efforts and dedication of our Landscape Committee and its group of volunteers who meet with Back to Nature on a monthly basis maintaining a longstanding positive and mutually respectful relationship. A big THANK YOU to all!



Reminders

There is **NO SOLICITING** in Montevista. Signs are posted at our three entrances to this effect. Though warned, several boys have repeatedly entered Montevista attempting to drum up business for window washing while claiming they did not see them. They do not give out business cards or show other identifying information and are likely not licensed or insured. Please do not encourage this behavior by posting on the Montevista Facebook page (which has no affiliation with our HOA Board or management). Instead, one might suggest they contact Lauren Polak at 602-421-4589 regarding advertising.

Residents are encouraged to please check their garage doors for fading; especially those that face south or west which are more susceptible to fading and degrading. Architectural approval is not needed if repainting with the same color.

Please do not dump landscape debris, drain or backflush your pool in the 404 washes that run throughout our community. This along with unauthorized landscaping or maintenance is illegal under Section 404 of the Clean Water Act. These washes are protected to maintain their natural state. For instructions on how to legally and properly backflush your pool, please read the page from the City of Phoenix Water Department included in this newsletter.

New News!

The contractor for Lone Mountain Park began mobilization the week of March 23rd and will begin clearing and grading shortly thereafter. There will be no official groundbreaking planned as had been mentioned earlier, but a Grand Opening event will take place once completion nears according to City of Phoenix Parks and Recreation.

A new **Trader Joe's** is coming closer to Cave Creek! The 15,000 square-foot store will be located at Desert Ridge Marketplace according to documents filed with the Arizona Department of Liquor Licenses and Control on February 17th. Construction is anticipated to be complete in November.

Caldwell County BBQ is coming soon to Mayo Blvd west of Scottsdale Road where Red Robin used to reside. According to their website, they prepare "back-to-basics Texas-style BBQ. Their meats are a mixture of 100% wood-smoked, fueled with a mixture of mesquite and pecan - no gas, no propane, just monster homemade smokers."

Arizona's third IKEA store is getting ready to open as well off of Tatum and Cactus. This will not feature a massive showroom like the other two. Instead, it will consist of home furnishing accessories and about 75 small furniture items.

Looking Out for You!

Remember, your Board and committee members are **VOLUNTEERS!** They are many of your friends and neighbors who purchased homes in this community just like you because of how beautifully maintained and fiscally sound it is. Keeping things this way does not just happen. It takes a lot of dedication, hard work and time on their part. Oftentimes going above and beyond, their work, unfortunately, many times goes unnoticed. So, if you have a complaint, compliment, suggestion or simply want to stay in the know, feel free to attend one of our monthly Board meetings. Meet these Board members who are putting in the hours and looking out for YOU! We are so fortunate to have them.

Our HOA Board members are not generally responsible for individual homeowners' personal issues or disputes that do not involve association rules or regulations. They typically cannot be held liable for decisions made in good faith within the scope of their authority, as long as they act in the best interests of the community. They are not liable for perceived unfairness in rule enforcement if they act according to established policies and procedures. They are not responsible for individual homeowner grievances unrelated to community rules, or personal financial issues of homeowners. Their focus is primarily on community governance and maintaining common areas according to the association's rules and regulations working on behalf of the community to ensure compliance with governing documents and to preserve property values.



Come join us
for our next
Board meeting
on Thursday,
April 16th at 6:00
p.m. via Zoom!

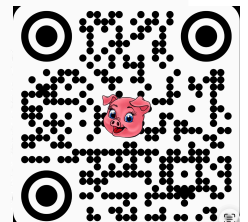


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Drain and Backwash Pools Legally*

Here's How:

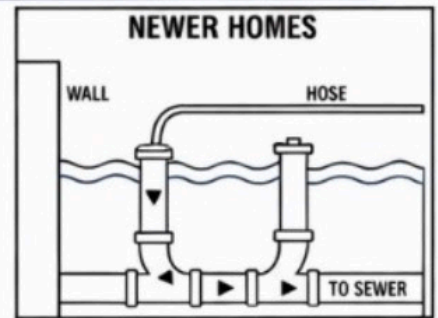
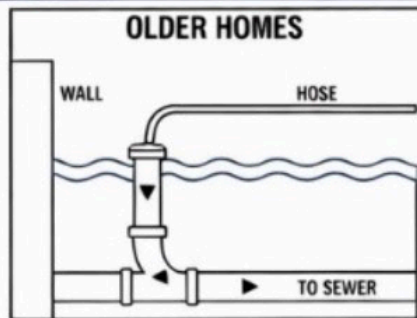
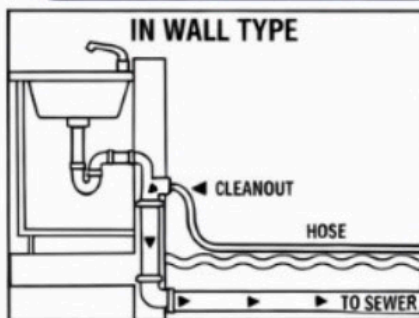
When you need to backwash your pool filter or drain the pool, try to use the water to irrigate landscaping. Do **not** drain pool water into the streets, alleys, washes, ditches, or other City of Phoenix right of ways.* (These are part of the storm drain system)

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.

E-statements Explained

Sign Up and Save

Homeowners may sign up for e-statements after receiving their first mailed statement and making their initial payment by mail. Once this payment is received by AZCMS, it is documented by a third-party vendor and becomes registered. A new account number is then generated for each homeowner. Afterwards, homeowners can sign up for e-statements by simply visiting our website, mymontevista.com, clicking on the link at the top of the page and following a few easy steps. Save time, save money, save trees - sign up for e-statements today!



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Jen Smith

REALTOR®

602-486-2646

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COMPASS

MLS

Not intended to solicit currently listed properties.

Arizona's Historic Wurlitzer Theater Pipe Organ Organ Stop Pizza

The Wurlitzer theater pipe organ at Organ Stop Pizza in Mesa, Arizona is the largest of its kind in the world! It rises 10' on an 8,000 pound rotating hydraulic elevator that sits above a 700-seat dining room. Its air system is powered by three turbine blowers, moving 10,000 cubic feet of air. It features 7,000 pipes, as well as 1,074 keys, buttons, and switches linked to a series of xylophones, glockenspiels, gongs, and cymbals to create the sound of a full orchestra.

Originally built in 1927 for the Denver Theater showcasing the rich history of theater organs that accompanied silent films in the early 20th century, Mesa became its new home at Organ Stop Pizza in 1995. It is insured for \$5 million dollars and entertains over 300,000 guests 363 days a year. This unique concept was envisioned by Phoenix real estate developer, William P. Brown, whose enthusiasm for a pipe organ within a pizza parlor led to its landmark creation.



1149 E. Southern Avenue
Mesa, AZ 95204
480-813-5700

BREAKING: Arizona officials have introduced a new traffic enforcement strategy to deal with drivers who believe the long desert highways are their personal speed test.

Instead of hiding behind cacti or waiting quietly under an overpass, Arizona Highway Patrol has decided to take enforcement to a much higher level.

Drivers traveling along I-10 between Phoenix and Tucson report spotting patrol cars parked directly on top of interstate highway signs overlooking the highway. From this elevated position, troopers get a perfect view of anyone trying to push 95 mph through the wide-open Arizona desert.

Authorities say the method works immediately.

"Drivers slow down the second they see it," one trooper explained. "Mostly because they're too busy wondering how a patrol car ended up on top of a highway sign in the middle of the desert."

Officials insist this isn't intimidation.

It's simply high-elevation traffic monitoring... desert edition. 🚓🌵



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HONEYBAKED OF CAVE CREEK
4705 E. CAREFREE HIGHWAY | 480-581-4440

SCAN THIS OR CODE TO ORDER!

Wildlife Watchlist for April

In the month of April as we head out into the sunshine to bike, hike, and soak up more sun, so do creepy critters. Below is a list of some of the most dangerous to come out during this time of the year. So, stay alert and leave them alone!

Arizona Bark Scorpion: This is the most venomous scorpion in the U.S. They are usually seen at night. Their stings can cause severe pain. Seek medical help right away if stung.



Western Diamondback Rattlesnake: A common venomous snake notable for its diamond-patterned skin. Bites can be serious. Stay calm and back away if encountered.



Black Widow Spider: Recognized by its shiny black body and red hourglass marking, their bites can cause severe pain and muscle cramps. Avoid disturbing their webs and seek medical attention if bitten.



Brown Recluse Spider: Small and oftentimes unnoticed, their bites can lead to the death of body tissue (necrosis). Be cautious in dark areas and seek quick medical attention if bitten.



Giant Desert Centipede: A large centipede with a painful venomous bite. Avoid handling and get medical attention if bitten.



Javelinas: These pig-like stinky creatures live in herds and feed mainly on plants. They can be aggressive if threatened. Keep a safe distance and do NOT feed them!



Arizona Fun Facts

Arizona is the only state that contains one of the Seven Natural Wonders of the World. It is the only state that contains all four North American deserts. The world's largest contiguous ponderosa pine forest stretches across our state. The country's largest and second largest manmade lakes are here. Arizona is home to the southernmost ski resort and the southernmost mile high city in America. The longest unbroken stretch of Route 66 is here. Billy the Kid killed his first man here, and the most famous gunfight in the Old West took place a little further south in a vacant lot behind the O.K. Corral. When NASA was preparing to land on the moon, this is where they trained. All of New England plus the state of Pennsylvania could fit inside our state's borders. There are more wilderness areas in this state than in the entire Midwest. There is only one place in the country where the U.S. Post Office still delivers mail by mule, and it is here. Arizona is where one will find the world's largest solar telescope, the deepest dam and best-preserved meteor crater. It is arguably, and I will argue with anyone (LOL), the most beautiful state in the union. To our newcomers from out of state, welcome to Arizona!

UNDER CONTRACT NOW in MONTEVISTA



5415 E. HALLIHAN DR. CAVE CREEK, AZ 85331

\$1,570,000

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RETSY

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20645 N. Pima Rd Suite 130

Scottsdale, AZ 85255

(602) 842-0000

Arizona Plants & Cacti General Watering Guide

Hose Watering: Fill tree well 3-5 times to saturate root ball 5-6 times for 24" box or larger.

Drip Watering: Deep soak for at least 2 hours - see "Drip Systems (General Info) below.

Trees, Shrubs & Soft Wood Yuccas (newly planted/up to 2 years):

For best results: Use Vitamin B-1 every time you water for the first month.

**CRITICAL! Never water every day after first week in the ground.
Readjust your system or timer when the temperature changes.**

93 degrees or above: Water every day for the first 3 days, then every other day for 1 week. Then, 3 times the following week. Finally, **trees** once every 3 days and **shrubs** once every 2 days.

81-92 degrees: Water every day for the first 3 days, then every other day for remainder of the week. Then, 3 times a week. Finally, **trees** once every 7 days and **shrubs** once every 3 days.

70-81 degrees: Water every day for first 2 days, then 3 days later. Then, 10 days later. Finally, **trees** once every 30 days and **shrubs** once every 14 days.

Below 70 degrees: Every day for first 2 days, then 5 days later. Then, 14 days later. Finally, **trees** once every 30 days and **shrubs** once every 21 days unless it rains. **NO** deep water unless they are leafless.

Over-watering Signs:

- Soil is constantly damp. best results:
- Leaves turn light green or yellow.
- New shoots are wilting.
- Leaves are green yet brittle.
- Algae and mushrooms start growing.

Under-watering Signs:

- Soil is dry.
- Older leaves turn yellow or brown and drop off.
- All leaves are wilted.
- Leaves start to curl.

Cacti, Succulents, Euphorbias, Agaves & Hard Wood Yuccas:

When watering, deep soak; then let dry out completely (a cactus will store water until next rain or water).

May, June, July & August: Deep soak once a month unless it rains (twice if still pruned).

Sept, March & April: Water lightly once a month unless it rains.

Oct, Nov, Dec, Jan & Feb: Do not water.

Ocotillos: Spray from top to bottom twice a month during May, June, July & August - in addition to once a month deep watering for those months only, unless it rains.

Arizona Plants & Cacti General Watering Guide Continued...

Trees, Shrubs & Soft Wood Yuccas (established plants only):

CRITICAL! Always readjust your system or timer when the temperature changes:

93 degrees or above: Trees once every 7 days, shrubs once every 3 days, unless it rains.

81-92 degrees: Trees once every 14 days, shrubs once every 7 days unless it rains.

70-81 degrees: Trees once every 21 days, shrubs once every 14 days unless it rains.

Below 70 degrees: Trees once every 30 days, shrubs once every 21 days unless it rains.

NO deep water if they are leafless!

Drip Systems General Information:

When watering trees and shrubs with a **drip system**, always deep soak for 2 hours or more, then let them dry out. **For best results**, trees and shrubs should be on their own separate drip lines.

Do not place emitters directly into the center of a succulent such as a Moroccan Mound as this can result in root rot that can lead to its demise. Instead, make sure to plant them in well-drained soils and place emitters at the periphery of the branches of the plant. Once established, other than rainfall these plants require little to no water.

CRITICAL! Never water every day after the first week in the ground:

Shrub type plants use only one 2-gallon/8-quart drip emitter per plant.

Trees use one (or more) 4-gallon/16-quart drip emitters per plant.

As trees get older, one can add more emitters to each tree while pulling the emitters further away from the trunk towards the drip line (where water drips off leaves when it rains).

Use of 4-gallon emitters per tree:

#5-gallon tree equals 1 emitter

#15-gallon tree equals 1-2 emitters

24" Box tree equals 2-4 emitters

36" Box tree equals 4-6 emitters

April Fun for Everyone

April 4, 2026

Proceeds Benefitting:
 PAT TILLMAN
 FOUNDATION

TILLMAN'S RIDE 2026



Information & Details:

 (Tillman's Ride) **Registration:**
 Day of the Ride:
 Harley-Davidson of Scottsdale AZ
 15656 North Hayden Rd., Scottsdale, AZ
 10:00 a.m. – 12:00 p.m.
 \$25.00/\$40.00 with Passenger
 Pre-Registration:
<https://tinyurl.com/2026-Tillmans-Ride>



SCOTTSDALE ART WALK

Thursday, April 9 from 6:30 – 9 pm

"Sip of Spring"

Join the Scottsdale Gallery Association on **Thursday, April 9 from 6:30-9:00 pm** for a special "Sip of Spring," Gold Palette Artwalk. Enjoy delicious libations and bites at participating galleries or swing into local wineries on Main Street for a special SGA Tasting flight. Live music, artist demonstrations and so much more!
Celebrate Spring in the Arts District!

Scottsdale Artwalk every Thursday on Main Street between Scottsdale Road and Goldwater Boulevard and on Marshall Way between 1st Street and 5th Avenue.

VISIT: SCOTTSDALEGALLERIES.COM



CACTUS SHADOWS FOOTBALL - FUNDRAISING EVENT
PICKLEBALL TOURNAMENT SUPPORT THE 2026 FOOTBALL SEASON

SUNDAY APRIL 19TH 8:45 AM ARRIVAL
CENTER COURT PICKLEBALL CLUB 7000 E MAYO BLVD
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 info@shadownation.org
 Shadow Nation Booster Club is a 501(c)(3) nonprofit organization dedicated to raising money for CSHS Football.



azbikeweek.com

Arizona Bike Week®, Motorcycle Rally and Events

🔥 ARIZONA BIKE WEEK 2026 — BIG NEWS FOR THIS YEAR! 🔥
 April 8th–12th • WestWorld of Scottsdale

LARGEST SHOW IN ARIZONA!
Phoenix Reptile Expo 2025 | **April 26-27**
 Mesa Convention Center


Recipe of the Month

Limoncello Ricotta Cake

INGREDIENTS:

For the Cake

- 1 ½ cups all-purpose flour
- 2 tsp baking powder
- ½ tsp salt
- ¾ cup unsalted butter, softened
- 1 cup granulated sugar
- 3 large eggs
- 1 cup ricotta cheese
- ¼ cup Limoncello liqueur
- Zest of 2 lemons
- 2 tbsp fresh lemon juice

For the Limoncello Syrup:

- ¼ cup granulated sugar
- 3 tbsp Limoncello liqueur
- 2 tbsp fresh lemon juice

For the Glaze:

- 1 cup powdered sugar
- 1 tbsp Limoncello liqueur
- 1 tbsp fresh lemon juice



DIRECTIONS:

Grease and flour a 9-inch cake pan to prevent sticking. Preheat oven to 350°F.

In a medium bowl, whisk together the flour, baking powder, and salt. Set aside.

In a large mixing bowl, use a hand or stand mixer to beat the softened butter and granulated sugar until light and fluffy, about **2-3 minutes**. Beat in the eggs one at a time, ensuring each is fully incorporated before adding the next.

Mix in the ricotta cheese, Limoncello liqueur, lemon zest, and fresh lemon juice until smooth. Gradually add the dry ingredients to the wet mixture, stirring just until combined. Avoid overmixing to maintain a tender texture.

Pour the batter into the prepared cake pan and smooth the top with a spatula. Bake at 350°F for **40-45 minutes**, or until a toothpick inserted into the center comes out clean.

While the cake is baking, prepare the syrup by combining the sugar, Limoncello, and lemon juice in a small saucepan. Heat over medium-low heat, stirring until the sugar dissolves. Set aside.

Once the cake is out of the oven and slightly cooled, poke holes all over the top with a toothpick or skewer. Pour the Limoncello syrup evenly over the warm cake, allowing it to soak in.

In a small bowl, whisk together the powdered sugar, Limoncello, and lemon juice until smooth. Drizzle the glaze over the cooled cake for a sweet and tangy finish.