



Montevista Community Corner Newsletter April 2025



What's Up Montevista!

Notbale Notes

Attention - View Fence Painting!

Remarkable Reminders

Let's Talk Trash

No New News/Did You Know?

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RIP Roundabout

Know Your Acronyms

April Outdoor Night Life

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Recipe of the Month

Notable Notes

The Landscape Committee continues to meet every month with Back to Nature and AZCMS to address our landscape needs. They are always thinking ahead to stay on top of potential future issues and keep costs reasonable and within budget.

Our newly-formed Safety Committee is continuing to meet with our new gate company, iCAN, to inspect gate operators and update our camera system. Strobe light sensors at our entrance gates are in the process of being replaced per request of the Phoenix Fire Department.

As noted in multiple newsletters every year, in closing documents upon the purchase of a home, in our CC&Rs and on our website: **No changes are to be made to the outside of one's home without first submitting an architectural request form along with any additional required documentation to the Architectural Committee and after receiving their written approval to proceed.** As architectural committee members are all volunteers, and depending on the number and complexity of the changes requested, this process can take up to 45 days. Examples of such changes include, but are not limited to the addition of or changes to walkways, driveways, pavers, retaining walls, gutters, fences, gates, spas, pools, water features, pergolas, patios, lighting, decks, paint, gazebos, firepits, turf, trees, shrubs, gravel and more. Again, residents should contact AZCMS at 480-355-1190 with any questions. An architectural committee member will be happy to answer them. Failure to comply can result in fines, requests to cease and desist, and more.

Attention!

Upcoming View Fence Painting

Our Board members have been busy reviewing HOA requirements and obtaining bids for repainting the exterior of rod iron view fences throughout Montevista. They have unanimously chosen Ghaster Painting & Coatings to do this work. This company painted our block walls in the past to the satisfaction of the Board and is highly rated in their field.

Repainting is scheduled to begin at the end of this month. Residents will be notified via text and email blasts with dates and instructions on how to prepare for this. Plants and shrubs will need to be cut back, lighting and other items on view fences will need to be removed. Critter fences can remain.

More detailed information will be forthcoming via texts and email blasts. Residents who would like to have the inside of their view fence painted at the same time will be able to have this done at their expense and will be responsible for coordinating with Ghaster directly. Residents who do not remove foliage, etc., as noted above will be responsible for payment should Ghaster have to take care of this.

LOOK OUT
WET
PAINT



Remarkable Reminders!

Any resident who notices a gate malfunction is encouraged to notify our management company, AZCMS, at 480-355-1190 ASAP and follow the prompts. Please do not rely on the Montevista Community Group Facebook page, which is not affiliated with our HOA, or assume others have already done so. The sooner an issue is called in, the sooner it can be addressed. AZCMS does have a monitoring service in place for after-hours and on weekends that will notify the appropriate personnel. A determination will then be made as to whether or not this constitutes a safety issue, and our new gate company, iCAN, will respond accordingly. Please **DO NOT** force any gate open as this can lead to even greater malfunction and damage to gate operators.

The speed limit is **15 mph** within Montevista. Signs are posted throughout our community to serve as reminders. In the name of safety, please adhere to this speed limit as well as posted stop signs.

As a courtesy to neighbors, please be aware of noise levels when playing music or watching TV in your backyards.

Dogs are **NOT** permitted to be off leash per our CC&Rs and Arizona state law with an exception for Americans with Disabilities. Off-leash pets can be reported to AZCMS at 480-355-1190 and Maricopa County Animal Care and Control at 602-506-7387 or on their website at www.maricopa.gov/3560/Animal-Care-and-Control. Unfortunately, pets are often brought into our community by folks who live in surrounding neighborhoods. Hopefully, the planned dog park at Lone Mountain Park will help alleviate this issue.

Save time, save money, save trees! Sign up for e-statements. Visit our website at mymontevista.com and create an Electronic Delivery Account. Click on Sign-in for e-statements, verify your property account and provide an email address. First-time users will need to create a new account in order to be able to log in. Once completed, be sure to add the @opt-e-mail.com domain to your safe senders list (instructions provided) to ensure all activation and e-statement emails will be delivered successfully. Currently, only 87 households take advantage of this cost-saving opportunity for all of our residents. Why not join them?

Be in the know!
Join our next HOA
meeting on
Thursday,
April 17th
at 6:00 p.m.
via Zoom

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
\$2 off Beer, Wine,
& Shareables

10% off Wine bottle

of the Week:
Special pick by the
owners weekly

Terry & Janet Gardona (Owners)

(623) 296- 4387

cheers@wineotaz.com

wineotaz

WINEOTaz

Sweet Suzan's

Homeade Gelato and Kolaches
28234 N. Tatum Blvd.
Cave Creek, AZ 85331
480-550-7669
sweetsuzans.com

Sweet Suzan's, a family-owned gem in Cave Creek, Arizona, is renowned for its delectable gelato and kolaches. We offer a delightful fusion of flavors in a warm, welcoming atmosphere. Our owners, Laura and Tim, have cultivated a beloved local spot where community members gather to enjoy sweet treats and friendly service.

Our Menu

We offer a variety of local flavors in-store, along with rotating specialties. Click below to see our current list of flavors.

Our menu features gelato, a selection of kolaches, a wide range of coffees, cold drinks, and new specialty baked goods that we're excited to roll out!





Let's Talk Trash!

AZCMS along with City of Phoenix Waste Management has devised a customized schedule for bulk trash pickup for Montevista residents in order to avoid endless weeks of unsightly trash littering our driveways.

A lot of time and effort was put forth by the City of Phoenix to accommodate HOAs. They are currently working on a system upgrade that would block customers from making appointments online. In the meantime, our Montevista HOA would like to request that residents please refrain from making appointments online.

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.

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.

Our next bulk trash pickup will take place on Thursday, April 10th, to be followed by Thursday, July 10th, and Thursday, October 9th.

Fun in the Valley of the Sun

Katsina Doll Marketplace

The [Katsina Doll Marketplace](#) is an annual market that takes place each year in April at the [Heard Museum](#) in Phoenix, a museum that is dedicated to promoting Native American art. Katsina dolls are small figurines carved out of wood and are a traditional part of the local Hopi culture. The marketplace is the largest gathering of katsina doll carvers that takes place and is an excellent opportunity not only to learn about the history of the dolls and Hopi culture but to purchase one and bring one home. The market is free to attend, but if you want to enter the museum also you'll need to purchase a separate admission ticket.

Dinner in the Desert

This stylish and sophisticated event at the Desert Botanical Garden in Phoenix is an annual dinner set outdoors in the beautiful desert garden. [Dinner on the Desert](#) begins with cocktails and hors d'oeuvres while socializing with friends, before sitting down as the sun is setting in the open-air dining room for dinner. The event also features a fundraising auction, where attendees can bid on distinctive plants and foliage directly from the garden itself.



Serve a **MOUTHWATERING**
Easter Meal **THEY WON'T FORGET**

THE HONEY BAKED Ham^{co}

\$8 OFF

**BONE-IN HALF HAM
EXPIRES 4/30/25**



USE IN STORE OR
BUY ONLINE,
PICKUP IN STORE,
CODE: 729448

Valid only at Cave Creek, AZ location.
Expires 4/30/25. Coupon required for
offer redemption. May not be combined
with other offers nor applied to the purchase
of any item other than the item that is
specified on the coupon. Limit one per
customer, per visit. While supplies last. Not
valid on gift card purchases, gift certificate
purchases or on shipped orders.

THE HONEY BAKED Ham^{co}

\$3 OFF

**GLAZED TURKEY BREAST
EXPIRES 4/30/25**



USE IN STORE OR
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PICKUP IN STORE,
CODE: 729449

Valid only at Cave Creek, AZ location.
Expires 4/30/25. Coupon required for
offer redemption. May not be combined
with other offers nor applied to the purchase
of any item other than the item that is
specified on the coupon. Limit one per
customer, per visit. While supplies last. Not
valid on gift card purchases, gift certificate
purchases or on shipped orders.

4705 E. CAREFREE HWY. CAVE CREEK, AZ 85331 | 480-581-4440
HONEYBAKED.COM

No New News

Once again, the City of Phoenix Parks and Recreation Department has nothing new to report. Per Danielle Poveromo, Deputy Director of the NE Division: "Development of Lone Mountain Park remains on target. The City contracts team has finalized agreements for both the design firm and construction contractor. We are currently working on completing design plans to submit for permitting in the second quarter, and anticipate construction beginning in the third quarter. The site fence was installed as the native plant inventory and salvage portion of the project were completed; this plant material will be used within the park development. Additionally, the fence has helped stop costly illegal dumping we've experienced."



Did You Know?

Arizona is the **third most biodiverse state in the U.S.** and home to nearly 30 species of bats! The little brown bat, western pipistrelle, and Mexican free-tailed are among the most common in our state. The western pipistrelle is not only the smallest bat found in Arizona; it is the smallest in the whole of the United States.

Phoenix is also home to a famous bat cave. The Arizona Game and Fish Department believes there could be between 10,000 and 20,000 bats living in an unsuspecting storm drain located north of 40th Street and Camelback Road. The best time to see these bats is from May through October starting just before dusk, or 8 p.m. in the summer months into the nighttime hours.





10 Amazing Places to Visit in Phoenix

Desert Botanical Garden

Musical Instrument Museum

Camelback Mountain

Phoenix Zoo

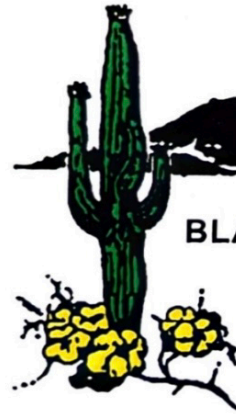
Heard Museum

Papago Park

South Mountain Park and Preserve

Phoenix Art Museum

Taliesin West



BLACK MOUNTAIN NURSERY, INC.

4840 E. Dynamite Blvd.
Phoenix, Arizona 85331

480-585-3740

*Thinking of a new home? I can help!
Whether you are Selling, Buying,
Renting or Investing,
reach out to me TODAY!*

Susan Del Pozzo

ABR, CLHMS, e-PRO, GRI, REALTOR®

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IT'S SNAKE SEASON!

Rattlesnake season has arrived! It runs from March through October. As a result of our dry winter, upcoming predicted rainfall, early spring and warming temperatures, explosive snake activity is expected. Some activity is likely to be seen in the mornings around 9am-10am; however, most activity occurs between 3pm and 6pm and even longer. As May approaches, snakes become more nocturnal. They are typically found in thick ground vegetation, under large logs and tucked into cracks between large rocks. If you do see a snake on your property, it is likely that others may be nearby, so be aware. If hiking is your thing, you may want to bring a long stick with you to bat away brush. If you hear a rattlesnake buzzing nearby that does not mean it is ready to attack. Rattlers are defensive creatures who generally avoid confrontation. They will coil up, rattle and hiss to warn others to stay away. Baby rattlers born in the late summer do not develop rattles until they shed their skin. Each time they do their rattles grow larger. Babies tend to be less dangerous as they have less venom to inject when they bite. To avoid a confrontation with a snake, keep your hands and feet where you can see them; stay on designated trails; do not wear headphones when you hike; keep your dog on a short leash, call 911, have a plan and know what to do if you're bitten!

RIP Roundabout!

The City of Scottsdale, based upon input from the City Council, has decided to remove the planned roundabout at Dynamite from its Scottsdale Road Project and replace it with a traditional signalized intersection. Staff and project team members are in the process of determining how to modify the design and identify potential impacts to reflect this change. In the meantime, storm drain installation near Jomax Road has been completed and the area paved, and traffic control and left turn restrictions have been removed.

Preparation for installation of a traffic signal at Dixileta took place the week of March 17th prior to upcoming drainage work. Native plant salvage continued on the west side of Scottsdale Road south of Dixileta, which will be replanted at a future date. Storm drain pipe was also installed on the east side of Scottsdale Road near Bobwhite Way and diagonally across the Dixileta Drive intersection.

Around April 2-9, Scottsdale Road traffic will shift to the east side of Scottsdale Road with only one lane going in each direction. Dixileta will be **CLOSED** on the west side of Scottsdale Road to continue installation of storm drains in this area. Left turns will **NOT** be permitted for north and south bound Scottsdale Road traffic at Dixileta. Stay tuned...



April Art Walks

As the weather is warming up, many outdoor markets and fairs can be found throughout the Valley. In April, each city typically chooses a different day in the month to hold its art walk night. The first one will be held at our state capitol during [First Friday Phoenix](#). To continue with the Friday art walks, head out to Mesa the following week for 2nd [Friday Night Out in Mesa](#), then onto Chandler on the third Friday for [Chandler Friday Night Live](#). The [DT Mesa Fest](#) is held twice monthly on the 1st and 3rd Saturday of the month, which features art, music and delicious food!

Of the many things Phoenix is known for, the art scene may be the most celebrated. There are plenty of great events happening all month long for residents to enjoy. Phoenix and many of its surrounding suburbs host art walk events where entire neighborhoods turn into giant art galleries. There visitors can not only enjoy the artwork on display, but listen to live music, shop at street markets, and snack on a variety of savory bites from food trucks.

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Jen Smith

REALTOR®

602-486-2646

thatphxgal@gmail.com

COMPASS



Not intended to solicit currently listed properties.





KNOW YOUR ACRONYMS



WHAT IS AN HOA?

An HOA, otherwise known as a Homeowners Association, is an organization in a planned community such as ours that makes and enforces rules for the property and its residents. HOAs are typically created by a real estate developer, in our case Toll Brothers, as a way of ensuring that the community continues to flourish. It accomplishes this by establishing and enforcing rules (CC&Rs) whose goals are to maintain and improve shared spaces and make sure that the community looks its best and functions smoothly.

WHAT ARE CC&Rs?

No planned community can function without a Declaration of Covenants, Conditions, and Restrictions, also known as CC&Rs. CC&Rs are the rules and limitations of a planned community usually created by a real estate developer to preserve and enhance property values in an area. Such rules define what one can and cannot do with their property. The term CC&Rs refers to a legal document that lists all such rules and regulations for an HOA community. It is filed with the county recorder's office becoming a part of the official real estate records for the land and community. When purchasing a property in an HOA community, residents must sign a document stating that they have read the CC&Rs and agree to abide by them. Once a real estate developer turns over a planned community to its residents, a HOA Board is established along with a management company (in our case AZCMS) to monitor compliance towards rules and regulations through regular inspections. Should violations occur, various types of penalties such as verbal and/or written warnings, penalties and fines.

WHAT ARE AGLS?

Architectural Guidelines or AGLS (not a real acronym - LOL) are separate from CC&Rs. They are a governing document that complements CC&Rs by providing more specificity. They exist in order to help maintain property values. In general, such guidelines control modifications made to the exterior of one's property. They are administered by a review committee that is responsible for enforcing standards and reviewing members' applications for additions or modifications to determine whether they are consistent with community guidelines.

April Fun for Everyone!



Sat, Apr 5 at 3 PM

Cirque du Soleil: Crystal

Footprint Center · Phoenix, AZ



Montevista Community Contact Information

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

Arizona Community Management Services (AZCMS)
After-Hours Emergency Line
480-355-1190 ext. '7'

Arizona Community Management Services, LLC
15300 N. 90th Street, Suite 800
Scottsdale, AZ 95260
<https://www.azcms.com>
Frank Puma - VP of Client Operations
FPuma@azcms.com
480-355-1190, ext. 117

AZCMS Resident Support Specialist
Spencer Adamen
Sadamen@azcms.com
480-355-1190 - follow prompts

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 - forms must be
filled out and approved prior to making any changes to
the exterior of one's home to include landscape, plants,
paint, rock, structures, etc. For further information,
please visit our website at
<https://www.mymontevista.com>

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>

Phoenix Police Community Action Officer Jeffrey Blair
#7966 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)
<https://azhartt.org>
info@azhartt.org - 602-601-2604

Maricopa County Animal Care & Control
www.maricopa.gov/3560/Animal-Care-and-Control
602-506-7387

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

Recipe of the Month

April Fool's Grilled Cheese Sandwiches

INGREDIENTS:

- 1 pound cake, cut into 1/2-inch slices
- 6 tablespoons butter, softened
- 1 cup white frosting
- ½ teaspoon yellow food coloring, or as needed
- ⅛ teaspoon red food coloring, or as needed
- Option: Use Pillsbury Orangesicle frosting for the "cheese".

DIRECTIONS:

Spread butter on both sides of each pound cake slice.

Heat a griddle over medium heat. Cook cakes slices on hot griddle, turning once, until golden brown on each side, [3 to 5 minutes](#). Transfer cake slices to a wire rack to cool completely.

Stir frosting, yellow food coloring, and red food coloring together in a bowl until frosting is the color of American cheese.

Spread frosting on 1 side of half of the pound cake slices and top with another slice of pound cake.

