



Montevista Community Corner Newsletter October 2025



What's Up Montevista!

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Notable Notes

As temperatures drop, we see an uptick in home repainting in Montevista. As such, the Architectural Committee would like to remind residents to submit the required Architectural Request Form even if repainting with the same colors. Doing so allows the Committee to make sure that painting is done in accordance with our approved color schemes and enables AZCMS to keep track of repainting and information for new homeowners. Homes may **not** be painted using the same color scheme as houses adjacent to or across from one's home. Our resident colorist, Christine Harper, has done a great job assisting homeowners through this process and can be reached through AZCMS at 480-355-1190.

The Landscape Committee notes that Back to Nature has already begun the process of preparing our main park, pocket parks and other grassy areas for our annual transition from summer Bermuda grass to winter rye. Please see the flyer from Back to Nature contained in this newsletter for more detailed information.

Now is time for homeowners who have grass in their front yards to reseed as well. For tips, please read "If There's a Need, You Must Reseed" also included in this newsletter.

Don't forget to RSVP to MonsterVista 3 at monstervista2025@gmail.com where food, fun, music, pizza, prizes and more will be waiting for you at the Main Park. Be sure to wear your costumes - yes, adults can wear them, too! Tables and chairs will be set up on the basketball/pickleball courts. This event has grown in popularity year after year, so come join your neighbors for a great time!



New News

The final 60-day extended road closure on the Loop 101 started after Labor Day. According to the Arizona Department of Transportation, driving impacts will affect the southbound 101 off-ramp at Raintree Drive. Widening is expected to be finished and the ramp reopened by early November. There will be a detour to exit at Frank Lloyd Wright and use the southbound frontage road to reach Raintree Drive. The entire project is set to be finished in early 2026.

Reminders

The final bulk trash pickup date for 2025 is **Thursday, October 9th**. Items should be placed at the curb no more than 7 days ahead of this date. It is a violation of city ordinance to place bulk items out more than 7 days before this time. Bulk trash consists of materials that are too large to fit in garbage or recycling containers such as furniture, small appliances, toilets, and large amounts of vegetation. Specific placement guidelines as well as an Appliance Recycling page can be found at www.phoenix.gov/administration/city-departments/public-works/residential-trash-and-recycling/bulk-trash.

Halloween decorations can be displayed no more than thirty (30) days prior to the day of the holiday and need to be removed within ten (10) days after the holiday.

While the Board appreciates homeowners' concerns when residents observe things such as a main water line break, major street leak or gate malfunction, please contact our management company, AZCMS at 480-355-1190 as soon as possible to address these issues. An on-call staff member will receive your phone message within minutes after leaving a voicemail and will determine the most appropriate and timely course of action. This service is for maintenance emergencies only. If you experience a health, life or safety issue, such as fire, please contact 9-1-1. All non-emergency calls will be returned during normal business hours.

NOTE: Emergencies DO NOT include account inquiries, enforcement issues, governing documents requests, or items specific to your private residence. It is of the utmost importance that the emergency line is kept free of non-emergency calls so that the support staff can assist with important owner emergencies. For these types of issues, AZCMS can be reached at Support@azcms.com.

Again, please do not contact our volunteer Board members. Thank you!

Save the Dates!

Montevista Repaving Project

Repaving to include sealing cracks and resealing certain sections of roads throughout Montevista is planned for October 29th and 30th (Wednesday/Thursday) and November 4th (the following Tuesday). Please be on the lookout for future text and email blasts with more information on how to prepare in advance if exiting and entering your home during this time frame. Thank you!



New Dues News

HOA dues will be going up this year, but **not** by much thanks to the diligence of our Board in keeping budget items in check. Montevista's annual dues will only be going up 3%. The new quarterly rate will be **\$739**. This equates to an increase of \$88 per year; \$22 per quarter; approximately \$7.33 per month; or a mere .24 cents per day! The first payment will be due in January of 2026. Don't forget to reflect this change in your e-statements or other recurring electronic bill payments. Remember, too, that we are a community of only 302 homes with beautiful landscapes and amenities to maintain. Our reserve account this year continues to stay on target; again, thanks to the Board and our management company AZCMS who continue to balance our budget year after year without compromising quality.

Home. Harvest. Happiness.

As the desert evenings cool,

it's the perfect time to gather, connect,
and prepare for what's ahead.

If real estate changes are on your mind,
I'm here to help create a smooth transition.

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.



If There's a Need, One Must Reseed

As nighttime temperatures finally begin to cool down, it is time once again for homeowners who have Bermuda grass in their front yard to overseed to winter rye. By November, Bermuda grass begins to turn brown and becomes dormant. In mid-October when morning temperatures are consistently around 65 degrees, this is the best time to overseed. Waiting until late October or November can expose young seedlings to too low temperatures leading to damaged grass.

To prepare for overseeding, lawns first need to be scalped. This means gradually cutting the grass shorter by slowly lowering lawn mower blades over the last 2-3 weeks prior to overseeding. Removing grass clippings from the lawn and reducing watering times will allow Bermuda to go into dormancy faster. Be sure to dethatch your lawn with a power rake (which can be rented at a local home improvement store) for best results. To loosen and remove the thatch layer first work in one direction, then perpendicular, making sure to rake up all of the debris. Before overseeding, one's lawn should appear mostly brown with a height of about 1/4 to 1/2" tall and with some areas of bare soil visible.

When purchasing seed, it is recommended buying either annual or perennial rye grass seed for lawns here in Arizona. Perennial rye produces a darker shade of green with more of a golf-course-like appearance than annual rye. Regardless of choice, one will need 12 pounds per 1000 sq. ft. if planning on keeping the grass 1-2 inches tall and 15 pounds per 1000 sq. ft. for maintaining lawns at 0.5-1 inch tall.



Montevista's Annual Board Meeting will be held on Wednesday, October 8th at 6:00 pm via Zoom so as not to interfere with Yom Kippur. The meeting normally held on the 3rd Thursday of this month will take place immediately afterwards, if needed.



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Winter Overseeding

Hello All,

We are coming to that time of year again where we will be installing Winter Rye seed to the turf areas. With the cooler temps on the way, we are going to start preparing the lawns for overseeding and installation of Winter lawns.

Here are a few steps we will be taking to install the lawns properly:

- During the 1st week of September, we will reduce the water and start forcing the Summer Grass (Bermuda) into dormancy.
- In the middle of September, we will start cutting the grass lower. The following weeks, we will begin scalping the lawns down to an inch above the soil.
- Next, we will check irrigation to make sure it is ready for the new seed
- In the 1st to 2nd week of October, we will start spreading the Rye seed onto the turf areas.
- Water times will be set to 4 times a day until the new lawns have germinated for the first mow. This will be about 14-21 days from installation.
- Water will be cut back upon the first mow.

Check it Out!

Cave Creek Regional Park

Cave Creek Regional Park located at 37019 N. Lava Lane is part of Maricopa County Parks & Recreation. This 2,922-acre park is situated in the upper Sonoran Desert north of Phoenix. It was established in 1963, but in the 1870's "gold seekers staked their dreams on the jasper-studded hills." Guided trails allow visitors to travel back in time to these very sites. Hikers and equestrians alike are welcome here to explore, camp, and learn how to stay safe while out in the park. A visit to the Nature Center teaches one about proper hiking gear, as well as provides maps and packing lists. One can sign up for various programs, hikes, camping and other events offered throughout the year at their website, www.maricopacountyparks.net. Annual cost-saving passes are available here as well. All proceeds go to improve and enhance visitor recreation services. As general park hours vary throughout the year, once again, please visit their website for more information.



BLACK MOUNTAIN NURSERY, INC.

**4840 E. Dynamite Blvd.
Phoenix, Arizona 85331**

480-585-3740



PAINTING PARTICULARS



The Architectural Committee along with the help of our fellow resident colorist, Christine Harper, have created a simplified process to repaint one's home with many new paint colors and schemes. We now have 16 color palettes to choose from that include 106 different color choices.

Homeowners no longer need to know the elevation or style of their home in order to start the repainting process as homes are no longer separated by collections. Thus, all paint options are open to residents regardless of where one resides in the community. The only caveat is that homeowners cannot use the same paint scheme as homes directly adjacent to or across from their residence.

A simplified architectural request form is now accessible on our website, www.mymontevista.com under ARC Design Guidelines (pdf). This form must be submitted and approved PRIOR to any repainting to ensure proper paint colors are chosen in line with the noted schemes. Photos will be taken prior to and after repainting to ensure accuracy.

NOTE: An architectural request form **must** be submitted even if repainting using the same colors as the names of some of them have changed. This form also provides a means to track the amount of time between repainting for new homeowner use and to ensure our community looks fresh and up-to-date.

Members of the Architectural Committee are happy to assist in choosing paint schemes, if desired, and will be available through this process to help answer any questions. They can be contacted via AZCMS at 480-355-1190. The Sherwin-Williams website is another source to check out our paint options. A link is provided on our website for this as well.

As a reminder, homeowners **must** fill out an architectural request form prior to making **ANY** changes to the exterior of their home, i.e., landscaping; adding a pool, spa or pergola; changing turf, etc. Changes must be approved before proceeding, which can take up to 45 days depending upon the scope of the project and workload of our volunteers.



MONSTERVISTA



**SATURDAY,
NOVEMBER 1ST
5:00-8:00**

**HALLOWEEN
COSTUME CONTEST**

PRIZES



BBQ



**PLEASE RSVP TO
MONSTERVISTA2025
@GMAIL.COM
BY OCTOBER 17TH!**



Arizona's Wild Burros

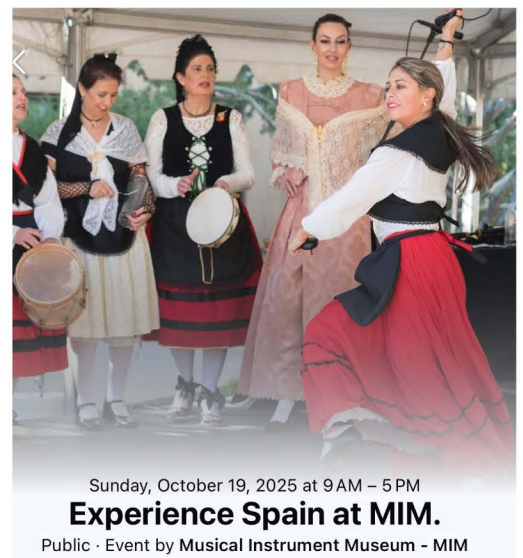
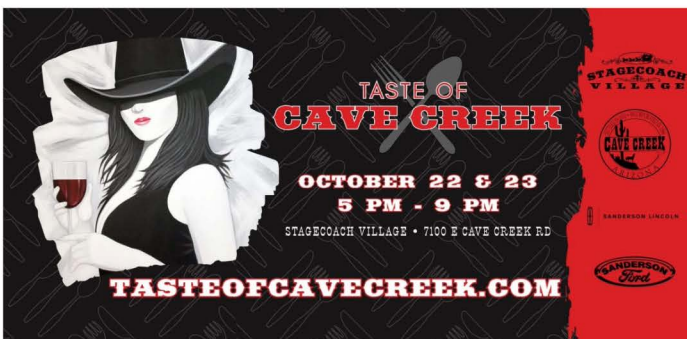
Arizona has been home to wild burros thought to be descendants of burros brought to our state by Spanish explorers as far back as the 1500's. These burros can often be seen in the mountains and hillsides surrounding Lake Pleasant. The word "burro" comes from the Spanish word "borrico," which means donkey - no relation to what you might order in a Mexican food restaurant! Burros were often used by prospectors and miners for their sure-footed hooves and strong backs. Many ultimately escaped or were set loose forming the herds we see today. Arizona's burro population has grown to more than 6,000, which now leads the nation. Arizona is also the only state to deliver mail by mule train. Dating back to the 1930's, mules have carried mail and goods to the Havasupai Indians inside the Grand Canyon. Daily deliveries include 10-22 mules along with a wrangler riding horseback five days a week. Each mule can carry up to 200 pounds. The trek extends nine miles down into the canyon to the Supai Post Office. While it takes only three hours to get down the canyon, it takes five hours to get back up.



October Fun for Everyone!



October 7, 2025



Recipe of the Month

Pizza Stuffed Pumpkins

INGREDIENTS:

2 cups (16 oz.) ricotta
1 cup shredded mozzarella
1/2 cup finely grated Parmesan
1 tsp. kosher salt
1/4 tsp. freshly ground black pepper
1 (16.3-oz. tube) Pillsbury Grands Southern Homestyle Biscuits
1 cup (1/2 stick) unsalted butter
2 cloves garlic, finely chopped
1 Tbsp. chopped fresh parsley
1 tsp. paprika
16 (1"-long) thin pretzel sticks
Marinara sauce, for serving
2 cups shredded cheddar cheese

DIRECTIONS

In a medium bowl, mix together the ricotta, mozzarella, Parmesan, salt, and pepper until well combined. Cover the bowl with plastic wrap and place it in the fridge until you're ready to use it. Chilling the mixture helps the flavors come together and keeps it firm for easy scooping.

Cut biscuits into 16 pieces; form each into a ball with your hands. Roll out each ball to a 3 1/2" to 4" round.

Spoon about 1 tablespoon of the ricotta mixture into the center of each dough round. Carefully gather the edges of the dough and pinch them together to seal the filling inside. Then, gently press down to form a flat bottom so they stand upright. Place each filled piece onto a parchment-lined baking sheet. Repeat with the rest, then refrigerate for about 20 minutes to help them firm up before baking.

Preheat your oven to 350°F. Cut 16 pieces of kitchen twine, each about 17 to 20 inches long. On a clean cutting board, lay out one piece of twine and place a stuffed dough ball right in the center. Gently tie the twine around it, then flip and tie again as if you're wrapping a gift. Turn the dough one more time and tie again to create that pumpkin-like shape. Finish with a loose knot to secure it, then trim off any extra twine. Repeat with the rest of the dough and twine, and place them on a parchment-lined baking sheet, leaving 1 to 2 inches of space between each.

Bake pumpkins until golden brown, about 15 minutes.

Meanwhile, melt the butter in a small pot over medium-low heat. Add the garlic, parsley, and paprika, and cook for 1 to 2 minutes, stirring occasionally, until the garlic is fragrant and lightly golden. Remove from heat and let the mixture cool slightly-it will be your flavorful brush-on topping after baking.

Brush pumpkins with garlic butter. Transfer to a wire rack and let cool. Carefully remove twine.

Insert a pretzel stick into top of each pumpkin. Serve with marinara sauce alongside.

