



Montevista Community Corner Newsletter September 2026



What's Up Montevista!

Notable Notes

Reminders/New News

Lone Mountain Park Notification

Raccoons in the Hood

Bulk Trash Pick-up Notice

And the Answer is...

Just Too Cool Not to Share

The Dangers of High Humidity

Stepping Back in Time

September Celebrations

The Gray Wolves of Arizona

September Fun for Everyone

Recipe of the Month

Notable Notes

A Call to Candidacy postcard was mailed to all homeowners in mid August. Any resident in good standing (all fees and dues paid) is encouraged to throw their hat in the ring to become a new Board member.

If interested, simply go to AZCMS.com to complete the required form.

Applications are due on September 1st.

If you did not get yours in on time, there's still time! Our new Board will be announced at our Annual Board meeting to be held on **Wednesday, October 7th** at 6:00 p.m. via Zoom.

An additional new home paint color scheme has been approved by the Board. It was created by Christine Harper, our resident volunteer Color Consultant and Designer on the Architectural Committee. It is listed as Scheme #17 on our *My Montevista* website, *Homeowner Portal*.

Scheme #17 consists of new paint colors in more up-to-date modern earth tones, all with gray undertones. Within this scheme there are 5 new color groupings, each with 3 colors. Each grouping has 4 possible color combinations with color placements defined on the related Excel spreadsheet. This makes a total of 20 new color combinations within paint scheme #17. With this addition to existing color schemes 1-16, homeowners now have 126 exterior paint color combination options to choose from.

Homeowners are more than welcome to reach out to Christine Harper to discuss the various paint options that are most compatible with your taste and the design of your home. Just leave a message for her at AZCMS: 480-355-1190. She will be available for consultations again beginning in mid September.

More Notable Notes

Christine brings swatches of all available Sherwin-Williams colors and color combination options with her when meeting with residents. If needed, she will also show you around the neighborhood to view a variety of recently painted homes for easier decision making.

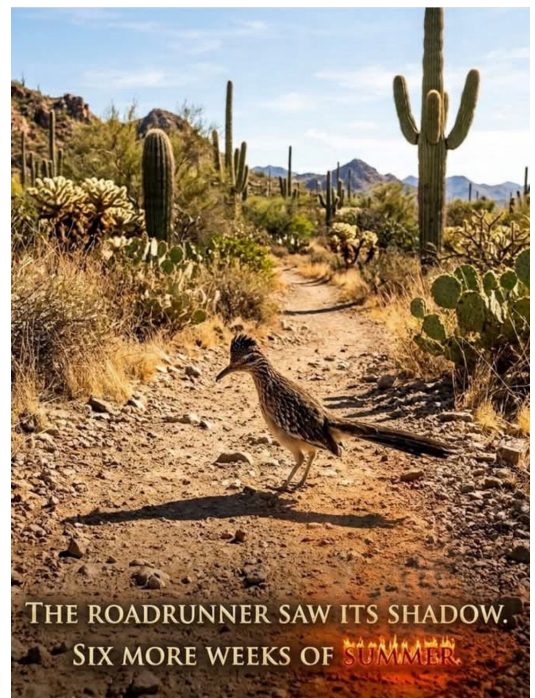
A reminder from the Architectural Committee for residents who are getting ready to do some replanting this fall - be sure to check out our approved plant list first (which can be found on our website) and fill out an architectural request form, if applicable. This list is updated on a regular basis. If there is a plant you are interested in that is not on the list, just leave a message at AZCMS. An Architectural Committee member will review your request as quickly as possible and get back to you regarding its approval or denial.

Roofing repairs do not require submittal of an architectural application, but new roofs do. If a dumpster is required for this or any other home improvement project, residents must fill out the online application. Once approved, dumpsters may be placed in one's driveway, but not on the street or obstructing the sidewalk, bulk trash or regular trash can pick-up areas.

The Landscape Committee has been busy trying to stay on top of things with Back to Nature after several monsoon storms left debris, downed trees and saguaros in their wake.

Grass in our main park and throughout Montevista will soon be scalped in preparation for the transition to winter rye. The water will be turned off as well leaving the summer Bermuda grass looking brown. Weeds and other grasses will be treated at this time. Overseeding will take place and watering resumed in October. Please stay off the grass during this time.

If anyone is interested in becoming a Social Committee chairperson, please contact AZCMS. That position is currently vacant.



Reminders

Montevista Community Association mailed out a **Call to Candidacy** postcard to all homeowners in mid August for election of new HOA Board members. If you did not receive one, please contact AZCMS. Montevista welcomes all residents in good standing (all dues and fees are paid and there are no outstanding violations) to fill out a Candidacy form available at AZCMS.com. Simply click on '**Homeowners**', scroll down to the drop-down menu and select '**Call to Candidacy**'. Then, fill out the form and submit it by **Tuesday, September 1, 2026**.

ANDI is now your new AI property Management Assistant for AZCMS. Available 24/7, ANDI is a tool designed to support residents with a wide range of tasks in an easy and convenient manner. Such tasks include answering questions, booking amenities, and submitting maintenance requests. Whether calling to inquire about your account balance, or using the web chat feature to review community rules, ANDI is here to help. In doing so, she reduces frustration and improves overall quality of life for Montevista residents. Feel free to take advantage of this helpful tool at: <https://stanai.com/uqqgqz>.



If you or your significant other do not receive text notifications for this newsletter or other important information, text **Start** to **1-888-873-0263**. Due to system changes at AZCMS, some residents' phone numbers may not have transferred over. If this does not resolve the issue, please contact AZCMS at 480-355-1190.

New News

Things are happening at the intersection of Carefree Highway and Cave Creek Road, and we're not talking road construction! Instead, several new amenities are in the works including a Mountainside Fitness, Fry's gas station and a Taco Bell with several more retail spaces yet to be filled.



Lone Mountain Park Construction Notice

City of Phoenix Parks and Recreation

We wanted to share a quick update on the development of Lone Mountain Park. Our team is coordinating details to build the various recreational amenities planned for the site, and our contractor, Haydon is currently focused on earthwork for water and electrical lines. They are also shaping the contours that will form the foundation of the new park. This stage of the project requires large earthmoving equipment and careful coordination.

To help keep both our construction crews and our neighbors safe, we kindly ask that you do not enter the active work area-inside of the fenced site. We're all excited to see the new park take shape, and we appreciate your support in maintaining a safe construction environment.

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We will continue to share updates with the community as major milestones are reached and as the project progresses.

Click here to sign up for Lone Mountain Park Construction Updates:

<https://forms.office.com/g/NEc1zqBkX4>

Raccoons in the Hood

Several Montevista residents have been visited this summer by a surprising guest, the Arizona raccoon! These masked-looking creatures make their homes in chimneys, under houses, in abandoned structures, in woodpiles and even amongst patio furniture. Once they have claimed their territory, they can cause extensive damage to structures and landscape. They will attack if cornered, especially if with their young.

Raccoons are attracted to food sources such as unsecured trash cans, pet food, fallen fruit or nuts, bird feeders, bird baths, decorative ponds and cozy shelter spots for denning such as under porches or decks, in hollow trees, ground burrows and attics.

To minimize raccoon visits, aside from the obvious such as removing outdoor pet food, it is recommended that homeowners secure trash can lids with bungee cords keeping them tightly closed until brought to the curb for pickup. Fencing and use of repellents around gardens will also make one's yard less appealing.

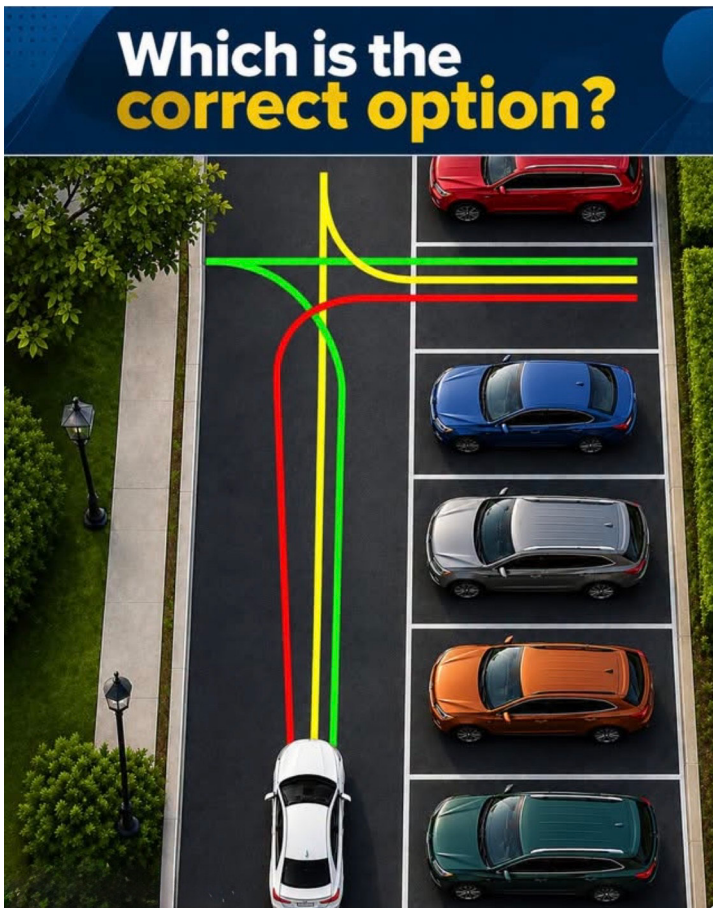


Bulk Trash Pickup Reminder!

Montevista's next bulk trash pickup will take place on **Thursday, September 10th**. 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. However, be aware that pickup may come as early as 7:00 a.m. on this date.

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

Our last bulk trash pickup date for 2026 is scheduled for **Thursday, December 10th**. Pickup times for 2027 will be noted in our newsletter as soon as they become available. Thank you for sticking to this schedule!



See next page for answer.
No peeking!



And the Answer is...

YELLOW! The white car is driving forward up the aisle (the front toward the top of the image) in a standard right-hand-traffic parking lot with cars parked on the right and a curb/sidewalk on the left. The three colored lines show possible paths.

- Red swings too far left toward the curb/sidewalk (wrong side of the lane for normal driving flow and risks clipping the edge or lamp posts).
- Green sits too far right - more toward the middle or into the parked-car side in places giving less ideal clearance and a tighter, more awkward approach for the turn into the empty spot (the gap just below red SUV where line curves to the right).

- Yellow stays properly positioned on the right side of the driving lane. It keeps safe clearance from the parked cars on the right and the curb on the left. It follows normal traffic flow and sets up a smooth, controlled curve into the open parking space without cutting too sharp or drifting wide. This matches standard driving technique for navigating a parking-lot aisle and entering a bay - position yourself correctly in the lane first, then turn at the right moment. The top curves illustrate the final approach around the end of the row into the empty stall.

September Celebrations

Labor Day, a federal holiday that falls on the first Monday of September, honors and recognizes the American labor movement - the works and contributions of laborers to the development and achievements in the United States.

Patriot Day is on September 11th. It is held in honor and remembrance of those who died in the September 11, 2001 terrorist attacks.

September 13th of this year is Grandparents Day.

Constitution Day is September 17th. This day celebrates the adoption of the U.S. Constitution, which occurred on this day back in 1787.

September 23rd marks the start of fall. This year's Autumnal Equinox occurs at 2:02 a.m. EDT. On this date, there are approximately equal hours of daylight and darkness.

One of the most popular months for birthday celebrations is September with September 9th being the most common birthday in the United States!

Please join us
for our next HOA
Board meeting
scheduled to take
place on Thursday,
September 17th
at 6:00 p.m.
via Zoom!

2026 marks the 100th anniversary of Route 66! Check out these fun facts:

- Length: Approximately 2,448 miles
- 8 States: Illinois, Missouri, Kansas, Oklahoma, Texas, New Mexico, Arizona, California
- Established: 1926
- Decommissioned: 1985
- Highest Point: 7,335 feet (Arizona Divide)
- Longest Segment: New Mexico (approx. 487 mi.)
- Shortest Segment: Kansas (approx. 13 miles)



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Offer valid until Wednesday, 9/30/26 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 last.



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Just Too Cool Not to Share

A True Story

An eight-year-old boy in Prescott, Arizona, set up a trail camera next to a dead javelina behind his house to film coyotes eating it for his school science fair project. Instead, he filmed the dead javelina's herd returning every day for ten days. They nuzzled the body, slept beside it with their bodies touching, tried to lift it by wedging their snouts beneath it and pushing upward, and chased away the coyotes that came to scavenge it. The boy was furious. I got all mad, he said. I was yelling and saying they were ruining my science fair project because they were chasing away the predators.

Dante de Kort was eight years old. His grandparents had given him a motion-activated trail camera for his birthday. On January 8, 2017, he found a dead female collared peccary in the forested area behind his family's home in Prescott, central Arizona. He set the camera on it. His hypothesis was straightforward: he wanted to document when and how predators would consume the carcass. He expected coyotes. He got a vigil.

The dead peccary's herd, a group of five, began arriving within hours. Over the next ten days, the camera recorded roughly 100 videos. The herd members came in pairs and alone, at all hours. They sniffed the body extensively. They bit at it. They pressed their snouts against it and stared. They slept beside the carcass with their bodies touching the dead animal's body. In one sequence, a herd member wedged its snout beneath the carcass and pushed upward, apparently trying to lift the dead peccary off the ground. The body did not move. The peccary kept trying.

When coyotes approached, the herd chased them. In one encounter, two peccaries drove off five coyotes despite being outnumbered. The herd defended a body that could not defend itself against predators that could have killed any one of them individually. They held the coyotes off for ten days. On the tenth day, the coyotes overwhelmed the deteriorating carcass and consumed what remained. The herd stopped visiting. There was nothing left to visit.

Dante entered his footage in a regional science fair in February. Mariana Altrichter, a biologist at Prescott College who had studied collared peccaries for years, happened to be attending with her daughter. She saw the videos and recognized what the eight-year-old had captured. She had never witnessed herd members returning to a body repeatedly. Nobody had. It was pretty amazing, she told National Geographic, because it was not just an immediate reaction and then they moved on. It went on for ten days.

Altrichter partnered with Dante and co-authored a peer-reviewed paper published in December 2017 in the journal *Ethology*. The paper's author affiliations listed Dante's school, Sacred Heart Catholic School in Prescott, alongside Altrichter's position at Prescott College and Sara Cortez at the Centro de Ecología Aplicada del Litoral in Argentina. An eight-year-old with a birthday present was co-author on the first scientific documentation of mourning-like behavior in collared peccaries.

Continued...

Just Too Cool Not to Share (Continued)

The paper was careful about the word mourning. The researchers could not prove the peccaries were experiencing grief. They could prove the herd visited, touched, slept beside, attempted to move, and defended the body of a dead member for ten consecutive days, and that the frequency of visits declined over time until the carcass was consumed. Whether the behavior reflects emotional attachment, social bonding that persists beyond death, confusion about the member's status, or something science does not yet have a category for is an open question the paper chose not to close.



Collared peccaries live in tight family groups that share territory, sleeping sites, and mutual grooming. They rub scent glands against each other to reinforce group identity. Every member of a herd smells like every other member. A dead peccary still smells like the herd. Whether that is the reason they kept coming back, because the body still carried the scent of family, or whether it is something beyond scent, the trail camera recorded what it recorded: ten days of a herd that would not leave its dead alone.

Image is for illustration purposes only

Source: de Kort and Altrichter (2018),
Ethology / National Geographic /
Smithsonian Magazine / FOX 10 Phoenix
Prescott College.

The Dangers of High Humidity

Even the most experienced hikers are not immune from the dangers of high humidity, something not typically associated with Arizona - known for its "dry heat". However, during our monsoon season when dew points hover above 55; this combined with temperatures around 100, which some may consider low, can actually be a deadly combination.

In a typically dry desert such as ours, our bodies cool down efficiently through sweat evaporation. But when the dew point rises into the 60's and the air remains completely calm; without wind or dry air, sweat cannot evaporate leading to rapid overheating and severe heat illness. In essence, our body's primary cooling mechanism fails. This does not just happen in the heat of an afternoon. It can easily occur in the morning when dew points are high, though temperatures may be relatively low.

So, don't forget... When monsoon moisture spikes, the rules of the desert change - no matter how "experienced" one may be!

Stepping Back in Time

The Historic Palace Restaurant & Saloon

Arizona's oldest continuously operating business is located in Prescott and has been around since 1877. Generations of families, silver miners, famous lawmen and frontier legends such as Wyatt Earp and Doc Holliday were regular visitors to The Palace, having passed through the same saloon doors. The original Brunswick bar even survived a devastating fire in 1900, when brave patrons literally carried it across the street to safety. It still stands today. Memorabilia is scattered throughout with historic photographs, artifacts and displays; and mesquite-smoked ribs and mashed potatoes along with a side of Arizona history are always on the menu!



The Gray Wolves of Arizona

The Mexican Wolf, one of the rarest subspecies of gray wolf in North America, was reintroduced into Arizona in 1998 in an attempt to restore its population. Prior to that, it had become nearly extinct in the wild with a mere 257 of them inhabiting parts of New Mexico and Arizona in 2023. This number marks a significant increase from its initial reintroduction in 1998, which began with just 11 captive-reared wolves. The Arizona Game and Fish Department has since overseen their population with ongoing management activities to address social tolerance and other concerns.

The first release of captive wolves took place in the Blue Range Wolf Recovery Area located in Arizona's woodlands in the mid to high elevations of our state among the oak, pinyon pine, juniper and ponderosa pine forests above 4,500 feet. Although living in their natural habitat, these wolves still face many challenges. These include habitat fragmentation leaving them with less space and freedom of movement, low genetic diversity, as well as threats from human activities such as conflicts with livestock and illegal killings. These factors contribute to their ongoing status as one of the most endangered mammals in North America.



September Fun for Everyone

SAVE THE DATES!

HATCH CHILE FESTIVAL!

9AM-3PM • BOTH DAYS

SEPT 19
 APACHE JUNCTION



SEPT 20
 MESA

JOIN US FOR A FUN-FILLED LOCAL EVENT WITH FOOD TRUCKS, LOCAL VENDORS, KIDS ACTIVITIES, LIVE LOCAL MUSIC, AND FRESH HATCH GREEN CHILES ROASTING ALL DAY LONG!

MARICOPA Night Market

FRIDAY, SEPTEMBER 26TH
 5PM - 9 PM

LOWE'S MARICOPA
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- FOOD TRUCKS
- LOCAL VENDORS
- PETTING ZOO
- KIDS ZONE
- LIVE MUSIC

FREE ADMISSION

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ANNIVERSARY CELEBRATION WEEKENDS
 SEPTEMBER 12-13 | SEPTEMBER 18-20

LIVE MUSIC
 5PM - 8PM ALL 5 DAYS

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CHICKEN FRIED STEAK	BURGERS
PULLED PORK SANDWICH	WELL VODKA
BIRD CHICKEN	WELL WHISKY
FRIED ZUCCHINI	WELL TEQUILA
STRAWBERRY SHORTCAKE	WELL CIDER
PEACH COBBLES	

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8 AM - 12 PM

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 PACKED WITH A LARGE VARIETY OF LOCAL VENDORS
 WITH NEW VENDORS EVERY MONTH!

MEET YOUR LOCAL VENDORS!

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2. The Braggs Little Acres Homestead	23. Rather Short Ranch
3. Grow Wild Hobbies	24. MyHoney's Honey
4. Toss Soap Company	25. Country Gale Farmette
5. Blue Sandflower Custom Creations	26. Miss Barkley's Bakery and Boutique
6. Desert Smoke & Fire	27. Dazzle Creations Boutique
7. Joyful Ranch	28. Bluejay Apothecary & Jewelry
8. Dirt Ranch Soap	29. Rancho Felix Farm and Feather
9. Desert Rose Ranch	30. Honeydew Cakes Pies
10. Creations by the Banner	31. Grand Canyon Serenitas
11. Andrea's Coops	32. Mystic Whimsy Homestead
12. Wicken's & E. Engraving	33. Lil' Barner's Bunnies
13. Heaven's Farm	34. Haghen Home Grown
14. Jen's Family Farm	35. VEGAS GIRL KRAFTS
15. Jensen & Beutler's Salvage and Charm	36. Treasured Creatives
16. 2 Sister's Whimsical Designs	37. Caring Friends Aquana Pashy and More
17. Mary's Homestead	38. capottomom.com
18. Haggen's Hidesaway Creations	39. Rolling Hills Livestock
19. Iron & Joy Family Farm	40. Rolling Hills Bit of Everything
20. The Amuseology Co.	41. Papa Pies
21. Thelma Lynn's Kitchen	42. Precious Blooms Farm

SOMETHING FOR EVERYONE!

SUPPORT LOCAL SHOP LOCAL KEEP IT LOCAL

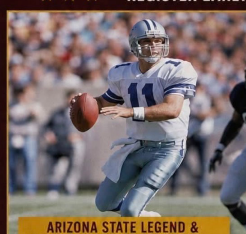
POULTRY • BAKED GOODS • JEWELRY • AMMO
 LOCAL HONEY • PLANTS • YARD ART
 HOME DECOR • BUNNIES • GOATS • PIGLETS • CANDY
 WOOD CRAFTS • MEDAL ART • & SO MUCH MORE!

DANNY WHITE'S PICKLES UP TOURNAMENT

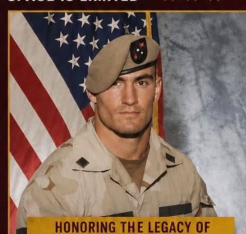
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- Early Bird Registration Fee by August 1 - \$50.00
- Registration Fee after August 1 - \$75.00
- Events - \$25.00 per event
- All participants will receive a t-shirt

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ALL SKILLS. ALL LEVELS. ALL HEART.

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Recipe of the Month

Baked Cream Cheese Chicken Taquitos

INGREDIENTS:

2 cups cooked shredded chicken (rotisserie chicken works perfectly)

4 oz cream cheese, softened at room temperature

½ cup shredded cheddar or Monterey Jack cheese

¼ cup salsa, your preferred heat level

1 teaspoon ground cumin

1 teaspoon chili powder

Salt and freshly ground black pepper to taste

¼ cup chopped green onions or fresh cilantro (optional for freshness)

8-10 small flour or corn tortillas, 6-inch size

Cooking spray or olive oil for brushing

For serving and toppings

Guacamole, sour cream, salsa, or fresh pico de gallo for dipping

Shredded lettuce, diced tomatoes, or extra cheese for garnish (optional)

You can assemble these ahead of time and freeze them on a baking sheet, then transfer to freezer bags. Bake straight from frozen, just add a few extra minutes.



DIRECTIONS:

Preheat your oven to 400°F and line a baking sheet with parchment paper or give it a light greasing. Warm your tortillas in the microwave for about **20-30 seconds** to make them nice and pliable - this prevents any annoying cracks when you roll them up.

In a mixing bowl, combine your shredded chicken with the softened cream cheese, shredded cheese, salsa, cumin, chili powder, salt, and pepper. Mix everything together until it's beautifully creamy and well combined. If you're using green onions or cilantro, fold those in now for that extra pop of freshness.

Place a warm tortilla on your work surface and spoon about 2-3 tablespoons of the chicken mixture right down the center. Roll the tortilla tightly around the filling, making sure the seam is tucked underneath when you place it on your prepared baking sheet. Repeat with all your tortillas and filling.

Lightly brush or spray each rolled taquito with olive oil or cooking spray - this is the secret to getting them beautifully golden and crispy in the oven. If you're feeling extra cheesy, sprinkle a little more shredded cheese on top.

Pop them in the oven for **15-20 minutes**, flipping them halfway through so they get evenly crispy on all sides. For extra crispiness, turn on the broiler for just **1-2 minutes** at the end, but keep a close eye so they don't burn.

Let them cool for just **2-3 minutes** after taking them out of the oven, then serve them up with all your favorite dipping sauces. Guacamole, sour cream, and salsa are classics, but feel free to get creative with your toppings!