

COMMUNITY BULLETIN – April 29, 2018

HIGHLIGHTS OF APRIL 8, 2018 HOA MEETING

- The BOD approved spending \$1600 for a Reserve Study which will include a 30 yr cost study of community upkeep with detailed inventory for use in planning & budgeting purposes.
- Replacement of lost pool keys will be \$25.00. Leslye Lebakken will oversee.
- BOD approved new Fine Policy, Fruit Removal Policy and new paint palettes. (posted on website)
- Investigation of HOA Management Companies continues.
- BOD Minutes of 4/8 and ACC Minutes of 4/2 posted on web site.

Fruit Removal Policy

As a result of a few homeowners who have not maintained their fruit trees, the ACC Committee was asked to develop a specific policy related to the removal of fruit. This policy was presented to the CdC Homeowner's Board of Directors and was adopted on April 8, 2018.

Homeowners in Casa del Cielo are required to maintain their side and rear yards in a "clean and attractive condition," including but not limited to trimming and restraining vegetation and removing refuse. (Section 4.5, page 36, CdC CC&Rs)

The failure to remove fallen fruit in a timely manner creates a significant risk of roof rats and other pests

and therefore creates a health hazard.

Upon a verified complaint, the Architectural Control Committee will send a notice to an owner requiring

unpicked, ripe or fallen fruit to be removed from his or her property within seven days.

If the owner does not respond or fails to comply, the Association will notify the owner that CdC will contract with its vendor to enter the owner's yard and remove the fruit. The owner will be responsible

for the costs up to \$250 and is subject to a fine for non-compliance according to CdC's Fine Policy.

Owners may appeal to the ACC as provided in the CC&Rs.



If you need someone to pick your fruit, please let us know we have contact numbers we can share with you.

ALERT: If you see anyone digging in your yard or nearby, we are asking that you immediately call Mauricio (602 718 9792) and leave your name and address so that he can send one of CdC's landscaping crew to be on hand to handle damage to our sprinkler system.

Approved Paint Palettes

A few new paint colors have been added to our array of palettes as of April 22, 2018. These are also listed on our CdC website for future reference.

How to Obtain Approval to Repaint Your House in Casa del Cielo

1. **Choose your colors.**
2. Casa de Cielo residents have their choice of using five custom paint palettes

which may be found in color on the Scottsdale Ranch website at

https://www.dunnedwards.com/colors/archive/color-ark_pro/scottsdale-ranch/casa-del-cielo.

You may also visit the SRCA Community Center for paint samples, or go to any Dunn Edwards store. All colors are listed using Dunn Edwards paint codes, but you may go to other paint stores and instruct them to use the Dunn Edwards colors.

The ONLY approved palettes are:

CdC Custom Palette #2

Main Body Color Options:

DEC746 Apache Tan

DE6131 Teddy Bear

DE6134 Shortbread

Trim Color Options:

DEC746 Apache Tan

DE6131 Teddy Bear

DE6134 Shortbread

DE6132 Big Stone Beach

CdC Custom Palette #4

Main Body Color Options:

DEC754 Quicksand

DEC717 Baked Potato

MDEC744 Celtic Linen

Trim Color Options:

DEC754 Quicksand

DEC717 Baked Potato

DEC744 Celtic Linen

DE6112 Cedar Chest

CdC Custom Palette #10

Main Body Color Options:

DEC740 Sandcastle

DEC759 Hickory

Trim Color Options:

DEC740 Sandcastle
DEC759 Hickory
DE6055 Wild West

SRCA Palettes 11-15 and 13-15* (new as of April 2018; SRCA website may not be current)

SRCA Palette 11-15

Body & Trim: DE6212 Crisp Muslin
Body & Trim: DEC752 Birchwood
Body & Trim: DEC750 Bison Beige
Wood Trim Only: DEC755 Cocoa

SRCA Palette 13-15

Body & Trim: DE6206 Desert Suede
Body & Trim: DE6214 Pigeon Gray
Body & Trim: DE6215 Wooden Peg
Wood Trim Only: DET695 Grange Hall

Front Door Colors

The palettes can be paired with the following door colors;

2 Only Wild Mustang, Sunken Ship and Spiced Berry

4 Only Wild Mustang, Sunken Ship and Spiced Berry

10 Only Wild Mustang, Sunken Ship and Spiced Berry

11-15 All door colors except Sunken Ship

13-15 Only Made of Steel, Dark Pewter, Weathered Brown and Spiced Berry

Each palette contains options for primary colors and trim colors. Primary and trim colors from different palettes may NOT be used together.

A primary color must be used for the house body color.

As a trim color, you may choose the body color, one of the primary colors not used on the body or a trim color.

The chimney and chimney cap must be painted with either the house body color or trim color, except that houses with blue tiles may paint their chimney cap a matching blue.

Casa del Cielo Approved Paint Colors and Application Instructions, Page 3

3. **Complete and submit an application to Scottsdale Ranch Community Association.**
4. **YOU MUST COMPLETE AN APPLICATION AND RECEIVE APPROVAL EVEN IF REPAINTING YOUR HOUSE THE SAME COLOR.** This is the only way to ensure that your house file is up to date and for you to know you have complied with SRCA and CdC rules. SRCA will review your application and forward it to the CdC Architectural Control Committee for its review and approval, and you will be notified when you may begin your project. Allow up to three weeks although SRCA and CdC review applications as quickly as possible.

GENERAL VIOLATION FINE POLICY AND APPEAL PROCESS

Under a separate email, you were sent the recently approved "Fine Policy". This information has also been added to our CDC Website for your future reference. Please read over the policy and should you have any questions, please feel free to contact any of our board members to answer your question or write to our CDC gmail account and we will get the answer for you.

For those of you who were not able to attend the recent "bench dedication" for former neighbor and friend, Kerry Fiske, Jeanne Balding supplied a couple of pictures to be shared with everyone. The first picture is Steve

(former Board President) and his daughter and family and the 2nd is the bench that will now remain at the Mustang Library in memory of Kerry.



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PLEASE REMEMBER TO PICK UP AFTER YOUR PET(S)!

Email questions, concerns, etc. to

casadelcieloscottsdale@gmail.com or call help line (480) 767-5940

visit our web site www.casadelcieloscottsdale.com