

Community Newsletter - March 2023

HOA Board Hi-lites

Income to date: \$39,721.36 compared to budget of \$41,774.00 (as of end of February)

Expenses to date: \$40,294.64 compared to budget of \$48,247.00 (as of end of February)

Next HOA Board meeting scheduled for April 24, 2023 at the pool.

It's the end of March already! Where has the time gone?!

- The following board members accepted their new roles and were introduced at the February 28th board meeting. The new officers for 2023 are as follows:
 - Tom Krebs, President/ACC
 - Debra Castro, Vice President
 - Paula Hoff, Treasurer
 - Kathy Hippensteel, Secretary/Communications
 - Ginny Bertoncino, Member-at-Large/Social



For Sale---Home Sale Inspections

Currently, there are several homes in Casa del Cielo on the market. If you plan to sell your home, plan on your home being inspected by CdC Architectural Control Committee to ensure it meets CdC architectural guidelines.

CDC policy states:

“if the home does not pass inspection prior to the sale, the failed inspection will be a disclosure to the buyer and the buyer will be assuming the responsibility to correct the issues with the home within ninety (90) days from the closing date of the purchase of the home.”

For review of the entire policy, visit our website www.casadelcieloscottsdale.com.

These are just some of the items to consider to ensure your home passes inspection. Note: These are items that can be seen from the street including left and right perimeter views.

- **Roof condition:** is the roof in good condition in areas that can be seen from the street or neighboring homes and backyards?
- **Chimney condition:** is the chimney in good condition including the color and any tiles? If there are tiles on the chimney, are any of them missing or not secure (missing grout or caulking)?
- **Exterior paint:** Is the home painted in one of the approved colors for CDC? Is the paint in good condition, not two-tone color due to fading or poorly matched patches?
- **Tiles:** Are there any blue or brown tiles on the home? If so, are there any missing that need to be replaced or grouted?
- **Trim Color condition:** Is the trim color an approved color for the color of the home? Is the wood trim in good condition, not rotting or warped, or needs caulking and repainted?
- **Garage Door:** Is the garage door style an approved style for CDC? Is the condition good and an approved color for the color of the home?
- **Stem Wall:** Is the stem wall in good condition and painted the color of the home?
- **Landscape:** Are plants and trees in good condition?

- **Driveway and walkway:** If the driveway and/or walkway is no longer concrete, was it replaced with the approved brick for CDC? Is the outside front door porch of approved material (i.e. concrete or brick).
- **Front Door:** Is the front door and screen door an approved design and color for CDC?
- **Windows:** Are windows and any screens in good condition? Are windows an approved color and style?



Fruit Picking Deadline April 30th

To guard against roof rats and other pests, residents are reminded to please have all citrus fruit picked and removed from the ground by April 30th.

Also, please deter from putting out bird seed and food scraps which can attract rodents, coyotes, javelina, and feral cats.

NOTE: If a citrus tree is not being tended, please drop us an email at casadelcieloscottsdale@gmail.com and give us the address of the property. We will do an inspection and if it is determined the fruit trees are not being tended, we will have them picked and the homeowner will be charged. If you need help getting fruit picked, please contact the HOA at casadelcieloscottsdale@gmail.com or call the hotline at 480-767-5940.

Lockboxes for Seniors Available (Scottsdale Residents Only)

Did you know--Lockboxes for Seniors allows police or firefighters to gain entry to your home, without breaking in, if you are unable to get to your door in an emergency. This is a great service!

The Scottsdale Area Association of Realtors, Scottsdale Police and Fire Departments and Maricopa County Sheriff's Office offer FREE emergency lockboxes for seniors and others with special needs whose annual income is less than \$25,000 or request a donation of \$25 to all others. This service is available to Scottsdale residents only.

Go to www.scottsdaleaz.gov/fire/lockboxes-for-seniors and fill out the form to arrange for delivery of a lockbox or call 877-229-5042 (toll free).



Security Cameras

Have a security camera or plan to install one? Please note that they must first be approved by Scottsdale Ranch and Casa del Cielo Architectural committees if it is being installed in the front of your home or entryway.

CamerEyes Registry

The city of Scottsdale Police Department and the Neighborhood Watch program have partnered to create a new resource for residents to assist in crime prevention and crime-solving efforts. Residents may voluntarily register their personal security camera systems in the CamerEyes registry.

- Registration is voluntary and can be withdrawn at any time.
- The Police Department does not have direct access to your camera, nor do you have to provide any videos if asked.
- CamerEyes registration is completely free.

Following a crime, police employees may seek any cameras in the area. CamerEyes allows law enforcement to sign into a confidential database to ascertain who has cameras in our community. For more information or to register your security camera, go to www.scottsdaleaz.gov/police/security-camera-registration.

Happy Birthday to residents with birthdays in March!!



Be Aware of the Bees

We've received a report that swarms of bees have been seen in Casa del Cielo recently. In the past, beehives have formed in trees, on homes, down chimneys, and in walls. If swarms of bees land on your property or on your home, it is the homeowner's responsibility to have them removed. If they form a beehive in the common areas of Casa del Cielo, the HOA will have them removed. Beehives on or in the walls of homes can be very damaging if not tended to quickly. Below are two bee removal companies used in the past for your convenience*:

The Beekeeper, Jerry Keele 602-274-0400

Punch Honeybee Company, Dan Punch 602-377-2205

*Casa del Cielo does not endorse or promote these businesses but makes their information available as a convenience to our residents for use at their own discretion.

Calendar of Events

Monday, April 3—10:30am Knitwits, Scottsdale Ranch (SR) Community Center

Monday, April 3—7pm Jazz Night, SR Community Center

Tuesday, April 4—11am SR Women's Association General Meeting, SR Community Center

Tuesday, April 4—6:30pm Scottsdale Ranch "Those Were the Days" Dinner. RSVP deadline has past.

Thursday, April 6—4pm Casa del Cielo Pool Social

Monday, April 10 — Brush and Bulk Pick Up

Tuesday, April 11— 10am—Mahjong, Contact janmatt@cox.net

Monday, April 17—10:30am Knitwits

Wednesday, April 19—8am Retired Active Men's Coffee, SR Community Center

Wednesday, April 19—7pm Evening Bunko, SR Community Center

Thursday, April 20—4pm Casa del Cielo Pool Social Spring Fling

Thursday, April 27—7pm Wine Experience, SR Community Center

To be added to receive notices about CdC Social Events, email cdcsocial19@gmail.com and include your name and email address.

Mail your HOA payments to:

**Casa del Cielo HOA
c/o First Integrity Property Management
P.O. Box 66758
Phoenix, AZ 85085-6758**

Need **HELP** with CdC community issues, contact us at: casadelcieloscottsdale@gmail.com or **480-767-5940**
(leave a brief message with your name and phone number).

Check our website: www.casadelcieloscottsdale.com

Happy Spring!

