

Community Newsletter - March 2022

HOA Board Hi-lites

Income to date: \$23,114 compared to budget of \$20,921 (as of end of January 31, 2022)

Expenses to date: \$22,122 compared to budget of \$22,249 (as of end of January 31, 2022)

Next HOA Board meeting scheduled for March 28, 2022 at the pool.

We're off to a New Year and well into the first quarter already! Where has the time gone?! Below are updates from the last two board meetings to help keep you in the know... Check out our website (www.casadelcieloscottsdale.com) for the board meeting minutes, which are posted after they've been approved.

- The CdC Annual Meeting was held January 31st at Scottsdale Ranch Community Center. Elected to the board for a three- year term was Debra Castro.
- At the February 28th board meeting, board members confirmed the following officers for 2022:
 - Nadine White, President
 - Debra Castro, Vice President
 - Diana Love, Treasurer
 - Kathy Hippensteel, Secretary/Communications
 - Tom Krebs, Member-at-Large/ACC

Jon Blazak and Tom Krebs have agreed to serve on the Finance Committee. Thank you to all who volunteer to serve on the board and committees!

Home Sale Inspections/New Policy

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. In short, the new 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.



Time to Remodel? What's the Process?

If you're making updates to the outside of your home (anything that can be seen from the street) windows, doors, garage doors, lighting fixtures, driveway, painting, roof, etc., you must—

1. FIRST submit an Architectural Application for approval to Scottsdale Ranch Community Association (SRCA). Applications are available at casadelcieloscottsdale.com under Documents or go to scottsdaleranch.org.
2. Once your application is approved, it is forwarded to Casa del Cielo Architectural Control Committee for approval. You get contacted via email of the results.
3. For paint colors, approved paint palettes are on our website. To view actual paint colors and to pick up a paint color sample packet that has been approved for Casa del Cielo homes, visit Scottsdale Ranch Community Association, 10585 N. 100th Street, Monday – Thursday 8am-5pm; Friday 8am-3pm.

4. **Note:** Please be sure to use the NEW Architectural Application available on our website.
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Integrity First Property Management (IFPM)

Beginning April 1, 2020, Casa del Cielo HOA partnered with Integrity First Property Management for accounting services ONLY. They DO NOT run our HOA. They DO process your HOA payments. Through this partnership we're able to offer the following options:

- Direct "debit or credit card" options for paying HOA dues.
 1. The preauthorized electronic assessment payment service uses the Federal Reserve System's Automated Clearing House (ACH) to facilitate electronic transfers from homeowner checking/savings accounts directly into Casa del Cielo's bank account.
 2. Funds are transferred between the 5th and 10th day of the month and appear on your bank statement each month. Information regarding your payment is reported to Integrity First Property Management.
 3. To have your HOA payment directly debited from your Checking or Savings account, fill out the Preauthorized Electronic Payment form [..\Forms\Direct HOA Payment form.pdf](#) and return to Integrity First Property Management. If you want to pay by Credit Card or have questions, please contact Gretchen Rotella 623-748-7595 or email grotella@integrityfirstpm.com.
 - Access to your personal portal for Casa del Cielo homeowners through Integrity First Property Management's website is available. View your account status and CdC financials, both which are confidential and available to CdC homeowners only. Go to: <https://members.integrityfirstpm.com>, include your Account Number and Password. **HINT: A letter was mailed to all residents around June 2021 with your account number and temporary password. If you need help logging on, please contact Gretchen Rotella grotella@integrityfirstpm.com.**
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Lockboxes for Seniors Available for 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).



Reminder: Have Citrus Trees? It's Fruit Pickin' Time

Stop the Roof Rats!! Yikes!

Please be diligent in picking your fruit, keeping your trees trimmed, and picking up the fallen fruit on the ground. Not picking your citrus when it's ripe or removing any fallen citrus from the ground can attract Roof Rats.

NOTE: If a 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.

Happy Belated Birthday to residents with birthdays February and Happy Birthday to residents with birthdays in March!!

Is Your Property Being Rented or Leased Out?



In accordance with Casa del Cielo CCRs, homeowners renting or leasing their property must provide a Tenant Registration form with Scottsdale Ranch and Casa del Cielo HOA. Click here for a form <..\Forms\Tenant.Lease Registration Form.pdf> or go to casadelcieloscottsdale.com.

As a reminder, rental contracts must be 30 days or longer, no more than two times per year, and also need to provide a Tenant Registration form.

Please be sure your renters get information about happenings around our community; the community newsletters, updates and the CdC handbook. Send their email information to casadelcieloscottsdale@gmail.com and they will be added to our list to receive communications.

Reminder: Trash and Recycling Pick Up

The City of Scottsdale removes trash on Tuesdays and recycling on Thursdays. Please put out containers on the curb no earlier than 6 pm the evening before. Remove them as promptly as possible after collection. They may not be stored in front yards.

Calendar of Events

Sunday, March 13—Daylight Savings

Thursday, March 17— 6pm Scottsdale Ranch (SR) St. Patrick's Day Boat Parade

Friday, March 18— 5pm—7pm Scottsdale Ranch Food Truck Friday, SR Community Center

Sunday, March 20—First Day of Spring

Friday, March 25—6:15pm Movie in the Park, SR Park

Wednesday, March 30—6pm Meet the Candidates, SR Community Center

Thursday, April 21—7pm SR Annual Homeowners Meeting, SR Community Center

Join Us! Casa del Cielo Socials are back!

1st and 3rd Thursdays of each month, 4:30pm at the Pool

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 everybody!

