



Community Newsletter – October 2022

September HOA Board Meeting Hi-lites

Income to date: \$171,786.25 compared to budget of \$167,368.00

Expenses to date: \$152,061.13 compared to budget of 171,882.00

Volunteers Needed to Serve on the Board! Nominations begin soon!

September Minutes are posted at www.casadelcieloscottsdale.com

CdC Next Board Meeting: Monday, October 24th, 5p.m. Pool Area—All Homeowners Are Welcome

Do We Have Your Current Contact Information?

With the return of our winter residents, now might be a good time to make sure Casa del Cielo HOA and Scottsdale Ranch (SCRA) have your current contact information (current email address, phone number, cell phone, and primary mailing address). To change your primary mailing address from your summer address to your Scottsdale Ranch address email Ricki Stamos at rstamos@scottsdaleranch.org. To update your contact information with CdC HOA email casadelcieloscottsdale@gmail.com.

Volunteers Needed to Serve on the Board and Committees



Did you know our monthly HOA assessment is one of the lowest in Scottsdale Ranch? It's partly because we've been able to run the HOA with a volunteer board of directors all these years. It's only been in the last couple of years that the board decided to oversee a property management company (Integrity First Property Management) to handle assessments and the financial administration portion of the HOA. Everything else is done by volunteers—overseeing the landscaping, pool and spa maintenance, holiday decorations, social events, property inspections, architectural approvals, board of directors, etc.

If you'd like to get to know your neighbors and help our community, please help and volunteer! We're always needing help on committees and on the board. The Board election and annual meeting will be on Monday, January 23, 2023. If you'd like to help and volunteer, please email your contact information and a brief bio to casadelcieloscottsdale@gmail.com. A HUGE THANK YOU TO OUR VOLUNTEERS!



House Painting...Where to Begin

For those wanting to paint their home, a good place to begin is by visiting Scottsdale Ranch Community Association office. Ask for Casa del Cielo's paint packet and you'll receive approved paint colors and samples of each one. If you're not sure what color your house is now, having the paint samples makes it a lot easier.

Fill out the Architectural Application and return it to Scottsdale Ranch for approval. Be sure to follow all the guidelines when submitting your project application to avoid delays. Once your project is approved by Scottsdale Ranch, it will be forwarded to Casa del Cielo architectural committee for approval. The whole process can take about 30 days (usually it's less) but plan accordingly. Architectural applications are also available on our website at www.casadelcieloscottsdale.com or the Scottsdale Ranch website at www.scottsdaleranch.org.

Short-term Rentals Not Permitted

With the Super Bowl being in Phoenix next year, we're anticipating the opportunity for short-term rentals to increase around the valley. Short-term rentals have negatively impacted many Scottsdale neighborhoods. This year, Governor Ducey signed into law SB1168 strengthening local authority when it comes to short-term rentals. The law became effective on September 24, 2022.

It is in violation if a home is used for a short-term rental in Scottsdale Ranch. If you suspect a short-term rental in your neighborhood, visit www.scottsdaleaz.gov/codes/vacation-short-term-rentals for FAQs and how to report an unregistered property.

Reminder: Owners in Casa del Cielo may rent their homes no more than twice in a 365-day period. Rentals must be for at least 30 days. Daily and weekly rentals are NOT allowed. Advertising a rental for less than 30 days is not permitted. Owners must submit a Tenant Registration Form to Casa del Cielo in advance and pay a \$25 registration fee.



Be in the Know

Sign up for weekly email blasts from Scottsdale Ranch for up-to-date community information on news and events. Your email address will only be used for Scottsdale Ranch Community Association. SRCA considers an email address personal information of the individual member and eligible to be withheld from any records request under A.R.S.33-1805.

FAQs

Below are several questions asked by homeowners in the past that might be helpful. If you have a question, feel free to email it to casadelcieloscottsdale@gmail.com and we'll try to answer it and add it to a list of FAQs.

- **How do I go about getting plants replaced or added to my front yard?** If a plant or tree has died, our landscaper will replace it with a comparable plant. To add plants to your front yard, a CDC Landscape Change/Request form (www.casadelcieloscottsdale.com) needs to be filled out and submitted to the Landscape committee for approval.
- **Do I need to get approval to plant trees or shrubs in my backyard?** No, however, trees and shrubs should be kept trimmed so as not to cause damage to shared walls. There is a list of approved plants on our website that might be helpful.
- **Do I need architectural approval to recoat the flat part of my roof?** No, recoating a flat roof does not require pre-approval but should not have a visible "white strip" on the parapet.
- **How do I get a new pool key?** Please do not give your pool key to anyone other than renters and please accompany any house guests in the pool area. If you sell your home, don't forget to leave your pool key to the new homeowner. Pool keys are not to be duplicated and are \$25 to replace. Email casadelcieloscottsdale@gmail.com to request a new pool key.
- **Whom do I contact to find out my HOA Assessment balance?** Residents can access their account information on the personalized website for Casa Del Cielo at <https://members.integrityfirstpm.com>. You will need your account number and password. For help getting set up, contact Gisele or Gretchen (623-748-7595) at Integrity First Property Management.

**Welcome back to our winter residents!! Happy Birthday to residents
who had or have birthdays in
September and October!**



Mail your HOA payments to: Casa del Cielo HOA, PO Box 66758, Phoenix, AZ 85082-6758

Need **HELP**, contact us at casadelcieloscottsdale@gmail.com or (480) 767-5940 (Leave a brief message with your name and phone number) Be sure to visit our website at www.casadelcieloscottsdale.com.



Happy
Halloween