



Community Newsletter – October 2024

Highlights

Please refer to the Integrity First Property Management, LLC website at <https://members.integrityfirstpm.com> for an overview of Casa del Cielo's financials.

The next HOA Board meeting is scheduled for 5 p.m., October 28th at the pool.

IMPORTANT: Volunteers Needed to Serve on the Board and Committees



We need volunteers to serve on the CDC board of directors, the architecture committee, and the social committee! There is one position open on the board in 2025, but we are also in need of help on committees. The time to help and be involved is minimal, but the benefits for our community are huge.

If you would like to be included on a list to help or have questions, please email casadelcieloscottsdale@gmail.com. Let us know what you would be willing to help with.

Please let us know if you have specific skills and don't mind helping with the newsletter, website, nomination committee, or other administrative duties.

All new board members serve a three-year term and are required to comply with the new Corporate Transparency Act (CTA). Please email your name, contact information, and a brief bio to casadelcieloscottsdale@gmail.com. Votes to serve on the board will be counted at the **Annual Meeting scheduled on Monday, January 20, 2025.**

G.A.I.N. Event: Saturday, October 19th

Join us for this year's G.A.I.N. event

(Getting Arizona Involved in Neighborhoods)

Saturday, October 19th at the pool

5 – 6:30 p.m.



MARK YOUR CALENDAR AND JOIN US! Representatives from various departments in the city of Scottsdale such as Citizen Services, Police and Fire, Code Enforcement, Solid Waste Services, and city officials will be on hand to answer

questions and provide any updates surrounding our community. Learn more about available city services and receive tips on crime prevention. Pizza and water will be provided (limited supply). Residents are welcome to bring a dessert to share and/or bring their own beverage. No glass containers, please. Questions? Please email casadelcieloscottsdale@gmail.com or call 480-767-5940.

For any requests to make changes to your front yard landscaping such as plant or tree replacements/removals, plant additions, or any other desired changes, please fill out the Landscape Maintenance/Change Request Form on our website www.casadelcieloscottsdale.com. Thank you!!

Corporate Transparency Act (CTA) for HOAs



The Corporate Transparency Act (CTA) was enacted into law in 2021 as part of the National Defense Act to track criminal or terrorist money laundering for the safeguarding of national security and the financial system. **Effective January 1, 2025, the CTA requires that ALL Casa del Cielo HOA board members provide their driver's license, legal name, birthdate, home address, state ID, or passport number to the Financial Crimes Enforcement Network. Failure to do so could result in a \$500 per day penalty for the HOA.**

Casa del Cielo HOA board members have been notified by Integrity First Property Management (IFPM) of the new federal law. The process for filing is complex and requires an attorney. IFPM has recommended Goodman Law at a fee of \$350 for the initial filing and \$200 for any updates.

Your board has done further research and has agreed to use Mulcahy Law Firm, P.C. (Community Association Lawyers) at a fee of \$350 and no fee for any updates in 2025. Mulcahy Law Firm has no preferred relationship with Integrity First Property Management, which we felt was important. This will be a new expense line item in our budget for the coming years, or until the law changes. The 2025 budget will be discussed at our October meeting on Monday, October 28th.

Casa del Cielo No Solicitation Signage

We've heard you and understand the nuisance of handbills, flyers, and unwanted solicitation. Following what other communities in Scottsdale Ranch have done to alleviate unwanted solicitation, Casa del Cielo is in the process of getting approval from the Scottsdale Ranch Architectural Committee for No Solicitation signage. Once approval is received, similar signage will be installed at each entry into Casa del Cielo. By having signage at the entrances, residents will be able to report violations through ScottsdaleEZ <https://eservices.scottsdaleaz.gov/ez>. Thank you to Mike Zoretich for his help with this project.

Reminder: Political signs can be displayed until 15 days after the election or until November 20th.

Be a Good Neighbor, Maintain Your Backyard



Owners are required to keep their back and side yards in good condition so as not to detract from the environment for their neighbors and the community of Scottsdale Ranch. In our community, we have backyards that face the apartments, main streets within Scottsdale Ranch (Via Linda, Mountain View, and 100th St.), neighboring yards, common areas, and the homes in St. Tropez Estates. Be a good neighbor. Maintain your backyard.

- Standing water invites mosquitos. Clean out areas where water stands.
- Be on the lookout for termites and contact an exterminator if you have them.
- Keep trees and bushes trimmed in your backyard so as not to be an eyesore.
- Do not let limbs or bushes climb over your backyard wall, or damage your neighbor's house or roof.
- Get rid of dead brush, old wood, or junk stored outside in your backyard that attracts unwelcomed critters.
- If part of your neighbor's house acts also as part of the backyard wall to your backyard, do not place any holes or adhere any structures to any wall of your neighbor's house. It would be wise to assume that you would be responsible for any damages you incur to your neighbor's home.

- **Bulk Trash Collection is October 14th.** You can begin placing your bulk trash out on October 9th. Please see the Scottsdale Ranch magazine for guidelines or go to their website www.scottsdaleranch.org.
- If you need assistance concerning your neighbor maintaining their backyard, you have the option to contact ScottsdaleEZ <https://eservices.scottsdaleaz.gov/ez/>. The HOA will also offer assistance.



HOME SAFE HOME

Home Safe Home is a complimentary program provided by the Scottsdale Fire Department to help keep older adult residents safer in their homes.

Trained fire department representatives visit seniors in their homes and point out potential tripping and falling hazards. They can replace smoke alarm batteries or install a new alarm (if it meets requirements) and give free nightlights to ensure you can see well at night. To request a free visit, go to <https://eservices.scottsdaleaz.gov/ez/Request/Submit?code=HomeVisit> or call 480-312-3255.

Happy Birthday to residents who have a birthday in 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.

