

**COMMUNITY BULLETIN – April 2, 2019**

**UPCOMING EVENTS**

**April 6 & 20:** *“Saturday morning coffee with your neighbors”* at the pool at 9:00 a.m. Coffee and muffins will be provided. Bring your reusable mug/cup. Paper cups will be provided.

**April 8:** ACC meeting 4:30 at the pool

**April 15:** HOA Board of Directors meeting 4:30 at the pool

**April 11 & 25:** Social pool gathering 5:00 p.m. Bring an appetizer to share and your own beverage. No glass please.

The CdC Board of Directors are very pleased to announce the addition of two new board members:

David White and Gregg Schindel.



Dave joins the Board as Treasurer and will serve the remaining term (12/2020) of Doug Clark who resigned. Dave hails from the state of Ohio where he practiced Law in Canfield until retiring and moving to Scottsdale. Prior to establishing his own private practice, Dave was the Asst. Prosecutor for the city of Youngstown, Ohio. Dave’s undergraduate work was completed at Youngstown University with a major in accounting. He then went on to Kent State University, earning his MBA with economic finance being his major area of concentration. His law degree was earned at Akron University. Dave and his wife Sally moved to CdC in 2014 and have enjoyed being involved with the community and most recently served as Chairs of the Pool Social Gatherings for three years, as well as the Landscape and Pool Committees. They enjoy spending time with their Son, Michael, and his family in California. Dave is a full time resident.



Gregg and his wife, Sally, are residents of CdC for the third time, most recently purchasing the home of close friend, John Bauer. Gregg also owns a home in Prescott. He was raised on a farm in northwest Iowa, graduated from the University of South Dakota with a B.A. in mathematics and chemistry. His career has been with five different companies in engineering, production, marketing, and finance in the states of Nebraska, Minnesota, Texas and Arizona. Gregg learned to fly in 1968 and currently holds a commercial pilot and flight instructor certificates with instrument and glider ratings. He currently serves as Treasurer of the Prescott Airport Users Association. His hobbies include bicycling, hiking, and traveling domestically in their RV and abroad. Gregg’s term will be through 12/2020 replacing Robin Silberman who resigned.

## Highlights of the HOA Board of Directors Meeting March 25, 2019

<u>Income To Date</u>	<u>Budget</u>	<u>Expenses To Date</u>	<u>Budget</u>
40,551	39,464	25,378	29,678

- Acc/Landscape Committee will be looking at updating the front entrances
- Reflectors will be placed on each entrance for better visual at night
- Tree/bush trimming on schedule to be completed by mid April
- Painting of Common Walls on schedule for May
- 9 home sales in Casa del Cielo since January
- The Board will undertake a review of the CC&R's and Bylaws during 2019
- Next Board Meeting Monday, April 15, 2019 4:30 at the pool.

*A very special "Thank You" to Bob Watson for painting the entrance curbs. Your diligence in making sure that is done each year helps to keep our entrances so beautiful!!*



Your garbage or recycle bins should be placed **in the curb line** for collection. There are three different reasons for this. First, it's a city ordinance. Second, it allows those with disabilities and parents with strollers to safely travel without having to walk out into the roadway. Third, keeping the container at the same level as the truck prevents damage to the wheels of the container.

### Rebates available for WaterSense labeled:

- Toilets (up to \$75)
- Showerheads (up to \$25)
- Urinals (up to \$200)
- Irrigation Controllers (up to \$250)

Receipt must be dated 7/1/18 or later. Application due 4/30/19 or until funds deplete. Apply online at [ScottsdaleAZ.gov/water/rebates](http://ScottsdaleAZ.gov/water/rebates)



As our 2019 winter/spring season is coming to a close, we would like to thank all of those who made the past few months socially enjoyable for the residents of CdC: Cam Clark and her committee for the annual holiday party, Carmen Padgett for the bi-monthly pool gatherings, Pat Good for the annual ladies spring luncheon, Fran Jones & Susan Vawter for the monthly book club, Ann Harris for the Saturday morning coffees, Ginny Bertoncino for the fun evening of miniature golf, and any other social events that we may have missed. It has truly been an enjoyable season in Casa del Cielo!!!

As we look forward to fall, Shirley Ekvall will be Chairing the Social Committee. She writes:

*"We would like to invite you to join the **new CDC social email group**.*

*We, the social committee, have decided to create a new social group email. An email dedicated to only Social Events. A place for you to get updates, give input / suggestions, and even opportunities to volunteer for social events. The new email group will provide information about the annual holiday party, the bi-weekly Saturday morning coffee & muffins, bi-weekly happy hour at the pool, along with any new and exciting events that may be in the planning stages!*

*If you are interested in being kept in the know about social events in Casa del Cielo let me know by sending an email to [CDCSocial19@gmail.com](mailto:CDCSocial19@gmail.com) with "Please add me to your list" in the subject line.*

*Events will continue to be posted in the Community Bulletins. This new email will be for additional, up-to-date information and communication regarding social events.*

*Book club and canasta will continue to be coordinated separately as it is now. If you are already on one of their lists you WILL NOT be on the social email list until you send the email to [CDCSocial19@gmail.com](mailto:CDCSocial19@gmail.com)*

*I look forward to serving as your Social Chair and invite suggestions and feedback at any time.*

*And stay tuned for a new event in the fall!!!"*

Shirley Ekvall

[CDCSocial19@gmail.com](mailto:CDCSocial19@gmail.com)



**IS YOUR PROPERTY RENTED OUT?** If so, you need to register your renters with Scottsdale Ranch and Casa del Cielo. Attached to this newsletter is the Lease Agreement Form which can be used for both Scottsdale Ranch and CdC. Upon completion of the form, email it to [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com) and [sperez@scottsdaleranch.org](mailto:sperez@scottsdaleranch.org) Thank you.

**Do you have questions regarding CdC policies, community, etc? Direct your questions to:**

**[casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com) or (480) 767-5940 with a brief message with your name, phone number/email and question. We will respond within 24 hours.**

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION**

**10585 N. 100th Street**

**Scottsdale, AZ 85258**

**(480) 860-2022**

**www.scottsdaleranch.org**

**RESIDENTIAL LEASE REQUIREMENTS**

Per Article IV, Section 3(b) of the Third Amended and Restated Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements (Scottsdale Ranch Community Association):

- All leases must be in writing and must provide that the terms of the lease are subject in all respects to the provisions of the Association’s Declarations and Rules, and any State, County, or City Rules or Regulations regarding leasing properties.
- The lease shall contain a requirement that any violation of the Declaration or the Association Rules, State, County, or City Rules by the lessee or other occupants shall be a default under the lease.
- There shall be no subleasing of residential dwelling units or assignments of leases.
- An owner may not lease his Lot to more than one Single Family at one time.
- An owner may not enter into more than a total of two (2) leases for his Lot during any 365 day period.

Any Owner who leases his Lot and the residential dwelling unit situated thereon must provide the lessee with copies of the Declaration and Association Rules. An Owner who leases or otherwise grants occupancy rights to his Lot to any Person shall be responsible for assuring compliance by the Occupant with all of the provisions of the Declaration, Association Rules and Design Guidelines and shall be jointly and severally responsible for any violations by the Occupant. Violations shall be subject to monetary penalties as determined by the Board of Directors.

The Owner shall submit a completed Lease Notification Form to the Association ten (10) days prior to the commencement of a lease term.

**LEASE NOTIFICATION FORM**

I, [Owners name] \_\_\_\_\_ am leasing property at [address] \_\_\_\_\_, to be used and occupied by the lessees and adult persons named below as a single family residence and for no other use or purpose whatever, for a term of \_\_\_\_\_ months beginning on \_\_\_\_\_ [date], and ending on \_\_\_\_\_ [date].

The name(s), email address and telephone number of each of the lessees and each other adult who will reside in the residential dwelling unit during the lease term.

1. Name(s): \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email: \_\_\_\_\_

2. Name(s): \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email: \_\_\_\_\_

3. Name(s): \_\_\_\_\_  
Telephone # \_\_\_\_\_ Email: \_\_\_\_\_

The name, address and telephone number at which the Owner/Agent\* can be contacted by the Association during the lease term.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone# \_\_\_\_\_ Email: \_\_\_\_\_

The name, address and telephone number of a person whom the Association can contact in the event of an emergency involving the Lot or residential dwelling unit.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone# \_\_\_\_\_ Email: \_\_\_\_\_

Complimentary Boat Ride: Yes No

Owner/Agent\* signature \_\_\_\_\_ Date \_\_\_\_\_

\*If Agent is signing on behalf of the Owner, the Owner’s written designation of Agent must accompany this form