

## Community Newsletter – September 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., September 23rd at the pool.

## Integrity First Property Management (IFPM) Resident Portal



Here's how to access your account on the Integrity First Property Management (IFPM) resident portal for Casa del Cielo:

Go to <https://members.integrityfirstpm.com>

### *How to Login*

- 1) Enter your IFPM account number into the box labeled 'User:'
- 2) Enter your password into the box labeled 'Password'
- 3) Once you have entered your correct login information, click the Login button.

Contact IFPM at 623-748-7595 if you don't know your account number. You can access the IFPM portal to set up auto-pay, update your contact information, view the budget and financials, view your account, and more. Be sure to visit Casa del Cielo's website for other helpful information at [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com).

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## G.A.I.N—Getting Arizona Involved in Neighborhoods

**MARK YOUR CALENDAR!** Casa del Cielo HOA will once again be participating in the city of Scottsdale's G.A.I.N. event ((Getting Arizona Involved in Neighborhoods) on **Saturday, October 19, 2024**.

Sign up to be a **Neighborhood Block Watch** Co-Captain on your street. Come out and learn what's happening in our community and meet your neighbors.



The event will take place later in the afternoon on Calle de Cielo Circle east of the pool. Pizza and non-alcoholic beverages will be provided. Bring a dessert to share if you choose. City personnel will be on-site to talk to residents. If you can help set up for the event, please call 480-767-5940 and leave your name and phone number or email [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com). Thank you!

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**\*\*\*REMINDER TO PLEASE SLOW DOWN WHEN DRIVING THROUGH THE COMMUNITY**



## Please Volunteer to Serve on the Board and Committees

Did you know Casa del Cielo HOA is one of a few HOA's that is still self-managed? Integrity First Property Management handles assessments and the financial administration portion of our HOA, but residents do the rest! **If you want to keep your HOA fee reasonable and NOT have an outside company manage our community, we need residents who can volunteer to help.**

Below are just some of the things your volunteer HOA manages:

- Landscaper(s) who maintain our front yards and common areas
- Pool and spa maintenance, including the Ramada area and bathrooms
- Set up and take down holiday decorations
- Planning and coordinating social events
- Handling property inspections
- Reviewing architectural submittals and developing new policies for approval
- Responding to messages on our hotline, answering and sending out email notifications updating our website, developing the community bulletin or newsletter
- Coordinating the nomination process (mailing and counting ballots)
- Serving in roles as President, Vice President, Treasurer, Secretary, and Member-at-Large on the board of directors

In December 2024, Debby Castro's position on the board will be up for election. Please seriously think about getting involved and running for the board. Board terms are for three years and new positions are assigned each year. If interested, please email your contact information and a brief bio to [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com). **A HUGE THANK YOU TO OUR VOLUNTEERS!**

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**THE SPOT**  
NEIGHBORHOOD GRILL

Join us at

The Spot for *Steak & Whiskey Thursday*

18251 North Pima Road

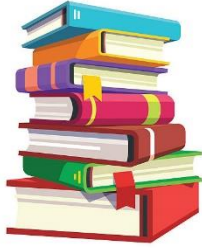
Scottsdale, AZ 85255

**September 26, 2024**

**3 p.m.**

Due to the construction on the 101, let's meet at "linner" time (a late lunch, not quite dinner) at The SPOT! The SPOT is where it's at for an enjoyable late lunch/early dinner with a group of your neighbors. Enjoy their Steak & Whiskey special for \$22 or anything off the menu. No need to R.S.V.P. Just show up. We'll see you in September at The SPOT!

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## CdC Book Club Begins Meeting in October

Join Casa del Cielo Book Club's first meeting on Thursday, October 3rd at 1 p.m. at the pool.

If you're interested in attending the Book Club gathering, they will begin meeting again starting the first Thursday of the month in October through April 2025. All gatherings are at 1 p.m. at the pool (weather permitting).

Please see the book schedule below. Happy Reading!

Date	Title	Author	Facilitator
Oct 3	The Whistler	John Grisham	Donna Roeper
Nov 7	Bitter Thaw	Jessica McCann	Sally Schindel
Dec 5	Picking Cotton: Our Memoir & Redemption	Jennifer Thompson-Cannino, Ronald Cotton, Erin Torneo	Shirley Ekvall
Jan 9	The Woman	Kristin Hannah	Janet Kaiser
Feb 6	The Dictionary of Lost Words	Pip Williams	Fran Jones
Mar 6	The Secret Life of Sunflowers	Marta Molnar	Camilla Clark
Apr 3	Murder Your Employer: The McMasters Guide to Homicide	Rupert Holmes	Beth Conover
May 1	Paper Wife	Lalia Ibrahim	Shirley Ayer



## Share Your Vacation Photos on the CdC Facebook Page

Go anywhere this summer? Share your vacation photos! Join the CdC Facebook page. Search for "Casa del Cielo in Scottsdale Ranch" and look for the picture you see here.

Then click on **JOIN**. Shirley Ekvall is the Administrator.

Use the CdC Facebook page to share things with your neighbors. Share your vacation photos, neighbor group events, items for sale, referrals, and more.

The Administrator has the right to refuse and delete any post. Residents only, please.

**Casa del Cielo HOA is communicating the Facebook Group information via the newsletter for residents' awareness. The CdC Facebook Group is not affiliated with Casa del Cielo HOA. It is available for residents to use at their discretion.**

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**Reminder: NO PARKING ON THE STREET OVERNIGHT. VIOLATORS WILL BE NOTIFIED AND FINED.**



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## Fall and Fire Prevention Class--FREE

FREE Class and Breakfast

Tuesday, September 24<sup>th</sup>

10:00 a.m. – 11:30 a.m.

Scottsdale Ranch Community Center

RSVP to [glong@scottsdaleranch.org](mailto:glong@scottsdaleranch.org)

Attendees will have the opportunity to sign up for "LOCK BOXES FOR SENIORS". Lockboxes for Seniors allow police and firefighters to gain entry into your home without breaking in if you are unable to get to your door in an emergency. For more information, please see the attached flyer.

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*Happy birthday to homeowners who are having birthdays in September!*

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**Architectural Applications:** If you are having work done to the front of your house or having your house painted, you must first fill out an architectural application and submit it to Scottsdale Ranch for approval. Scottsdale Ranch will then forward your application to CdC for approval. Architectural applications are available at [www.scottsdaleranch.org](http://www.scottsdaleranch.org) or [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com). Failure to get architectural projects approved could result in your home not passing inspection if/when you go to sell it—which could end up costing you more.

### Scottsdale Ranch September Calendar of Events

Wednesday, September 11—3:30pm, SRCA Architectural Committee Meeting

Monday, September 16—Brush and Bulk Pick Up

Monday, September 16—10:30am, KnitWits, SR Community Center

Wednesday, September 18--8am, Retired Active Men's Coffee, SR Community Center

Wednesday, September 18—6:30pm, SR Evening Bunko, SR Community Center

Tuesday, September 24—10am, Safety Awareness Class, SR Community Center, Must RSVP

Tuesday, September 24—10am, SRCA Board Meeting

Wednesday, September 25—3 :30pm, SRCA Architectural Committee Meeting

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](mailto:casadelcieloscottsdale@gmail.com) or 480-767-5940  
(leave a brief message with your name and phone number).

Check our website: [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com)