

Community Bulletin – July 2019

Hello Casa del Cielo Community! Whether you are currently in Scottsdale or some other area of the county, it appears we are all having unusual weather conditions. Here on the beautiful shores of Lake Michigan, we are experiencing extremely warm temps with heat wave warnings of heat index 108 degrees today. I told my husband, Steve, last night we should consider going to Scottsdale for a while – at least it is “dry” heat!!! At any rate, I hope you are all staying comfortable in someplace cool these days.

-Hilda

HIGHLIGHTS FROM THE JUNE 24,2019 HOA BOARD MEETING

- **Desert Villa has cut back older shrubs down to the dead wood which will allow for healthier plants in 6-8 weeks**
- **Annual palm tree trimming should be completed soon**
- **Bees have been treated at the entryway on Mountain View**
- **Pool discussion (details to follow)**
- **Approved minutes will be posted on the web site**

UPDATE ON POOL PROJECT

For those of you who are currently at Casa del Cielo, I'm sure you've noticed the activity and work that has taken place at the pool. The pool house has been painted, new signs have been put up, loungers have been re-strapped, new trash cans are in place, bathrooms are being repainted and light fixtures will be replaced. Thank you to Randy and Frieda Vogel for leading the work on this project.

The pool continues to have a leak that needs to be addressed. We have repaired 5 leaks over the last year and we now have another. The last leak detector was unable to locate the leak. One option is to pay another leak detector to see if they can locate the leak and fix it, which would require draining the pool and another patch at the bottom. At that point, we would hope there would be no other leaks.

In addition to the leak problem, the cool deck is so worn down, it's like walking on straight cement. The Board has discussed redoing the cool deck, but should we do that with the possibility of another leak and then having to tear it up again?

After considerable discussion of the present issues and options, the Board unanimously agreed that no more money should be spent on continuing to find leaks/and repairs. Instead a complete repair of piping should be done by replacing all 30 year old pipe. We would then have a 2 year guarantee on pool piping. Upon completion of the piping project, we will then resurface the cool deck.

In regards to timing of repairs, the Board considered there are many that use the pool in the summer and also a group that uses it in the winter months. The Board agreed to split the down time of the pool

between the two groups - starting work after labor day in September and have the work completed by mid-November.

Vice President Vogel will move forward with getting proper permits and contracts signed. As this project progresses, we will keep you informed of the dates, etc when the pool will be closed for the above mentioned projects.

As a side note, there will be no special assessments for the above repairs to the pool.

SRCA Parking Rules Reminder

Parking

(CC&Rs, Article IV, Section 2(w), Page 20)

“It is the intent of the Association to restrict On-Street parking as much as possible. Vehicles of all Owners, Lessees and Residents, and of their employees, guests and invitees, are to be kept in garages, carports, residential driveways of the Owner and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot or Parcel; provided, however, this Section shall not be construed to permit the parking in the above described areas of any vehicle whose parking on Scottsdale Ranch is otherwise prohibited or the parking of any inoperable vehicle. **Before any vehicles may be parked on the street, all parking spaces on the Lot or Parcel located within an Owner’s garage and on an Owner’s driveway must be used for parking vehicles.** At least two covered off-street parking spaces must be provided for each single family detached unit.”

SRCA FINE SCHEDULE FOR PARKING AND VEHICLE VIOLATIONS

(Admin Rules & Architectural Guidelines, Page 19)

No Courtesy Notice Required

Violation Notice - \$100 fine

Subsequent Notices - \$100 fine

Continuing Violations - \$10 fine per day

PALM TREE UP-KEEP

ALL PALM TREES on your property must be trimmed of any dead fronds, seed pods and loose skins.

Your neighbors will appreciate it!

As a reminder, the City of Scottsdale has scheduled brush pickup for this area throughout the summer. Brush pick-up dates for the summer are:

July 29th and August 26th.

Please note, landscape debris may not be placed out earlier than the Wednesday prior to the week of the scheduled bulk trash pickup.

Thank you in advance for your cooperation. If for any reason you wish to discuss this matter or have questions, please feel free to contact Sonja Perez at (480) 860-2022 or sperez@scottsdaleranch.org.

NOTE: This information applies to palm trees in your back yard. CdC takes care of the palm trees in the front of our properties.

Honoring Scottsdale Ranch Veterans and Active Duty Members

SRCA will be hosting a Veterans Day event on Monday, November 11th, at 11:00 AM, to honor and recognize Scottsdale Ranch residents who are veterans or active duty members. This event will also be a way for SR civilians to show appreciation for military members in our community. We encourage veterans and active duty members to register for the event who would like to be recognized at the ceremony. We will have a speaker, give recognition of those military members and give everyone a chance to meet and mingle with your neighbors at a BBQ style lunch, which will be held after the ceremony.

If you are a veteran or active duty member who is interested in being recognized and would like more details, please contact

Kathe Barnes at kbarnes@scottsdaleranch.org.
We have 40 registered already!!

This event will be held at the Scottsdale Ranch Park.
10400 E. Via Linda, Scottsdale, AZ 85258

DO YOU HAVE YOUR PROPERTY RENTED?

Please keep in mind that if you are renting your property, it is your responsibility to advise Casa del Cielo AND Scottsdale Ranch with your renters contact information. Attached to this newsletter is a copy of the form that is to be completed and sent to Casa del Cielo and Scottsdale Ranch. It is the property owner's responsibility to keep renters informed of rules, etc. We provide the Community guidelines to those renters that we have contact information. If you have renters and have not given us this information, please do so at your earliest convenience.

TRASH AND TRASH BINS

The City of Scottsdale removes trash on Tuesdays and recycling on Fridays. Please put containers on the curb no earlier than 6 pm the evening before. Remove them as promptly as possible after collection

If you have questions/comments/concerns, please email

casadelcieloscottsdale@gmail.com

RESIDENTIAL LEASE REQUIREMENTS

- o 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.
- o 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.
- o There shall be no subleasing of residential dwelling units or assignments of leases.
- o An owner may not lease his Lot to more than one Single Family at one time.
- o 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.

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