



Community Newsletter – December/January 2024

December HOA Board Meeting Hi-lites

Income to date: \$230,727.16 compared to budget of \$229,757.00

Expenses to date: \$227,410.87 compared to budget of \$233,206.00

Annual Meeting: Monday, January 22, 2024, 5 pm; Scottsdale Ranch Community Center

Happy New Year!!

Thank you to Tom Krebs for serving as our President in 2023!

Tom not only served as President but was also the Architectural Committee Chair. We appreciate all of Tom's hard work and time. We also want to thank Paula Hoff, Ginny Bertoncino, Debby Castro, and Kathy Hippensteel for their help serving on the HOA Board of Directors.

Ballots Being Mailed

Watch for voting ballots mailed the first week in January. Newly elected board members will serve a three-year term from 2024-2026. Please support your community by voting.

Deadline to return your ballot is January 13th.

Drop box location is 10085 E. San Salvador, deadline for drop off is January 14th

Votes will be tallied at the Annual Meeting on January 22nd for two board positions. Thank you!

2024 HOA Assessment Increase

Due to the increase in overall operating expenses, the monthly HOA dues are now \$143.85 per month effective

January 1, 2024. By now, you should have received a letter with the new dues assessment.

Casa del Cielo HOA is comprised of volunteers within the community who provide their time and talent which helps keep our dues low. We operate with the utmost integrity, assuring a checks-and-balances process that secures the continued strong financial condition of our community.

Integrity First Property Management handles our accounting and the financial needs of our community which are reviewed by the HOA Board monthly. Your dues are processed through Integrity First Property Management for the benefit of Casa del Cielo. If you are set up on the auto-pay option, the increase will be automatically updated on January 1, 2024. If you have bill pay, please be sure to update the payment amount for your January 1, 2024 payment. **For all other questions concerning your HOA payment options, please contact Gisele Norberg at Integrity First Property Management, at 623-748-7595 x 106 or email gnorberg@integrityfirstpm.com.**



Annual Meeting & Chili Cook-Off

Monday, January 22nd

5 – 7 pm

Scottsdale Ranch Community Center

Join us for Casa del Cielo's annual HOA meeting, on Monday, January 22nd at the Scottsdale Ranch Community Center, 10585 N. 100th Street, Scottsdale.

Back by popular request, the Social Committee is again hosting a Chili Cook-off following the annual meeting! Come for the annual meeting at 5 pm and once the business portion has concluded, stay for the chili potluck around 6 pm.

Meet & Eat!

Is your chili award-winning, knock-your-socks-off delicious, and worth placing in a competition? Then join in the fun and be a contestant! You will be asked to make a pot of chili ahead of time, bring it to the Scottsdale Ranch Community Center, and await the judges' results!

After the annual meeting, the potluck will begin. We ask that others not making chili are welcome to bring a plate of something to share. As customary for our social events, please bring your beverage(s). Along with neighborhood recognition as being the 2024 Chili Cook-Off Champ, there's a prize for the winner!!

No cooking skills, but you love chili? Then be a judge!

EVENT SCHEDULE

4:15 – 4:30 pm—Cooks bring their pot of chili to

Scottsdale Ranch Community Center

10585 N. 100th Street, Scottsdale.

4:30 – 4:45 pm—Judging takes place

5 – 6 pm—Casa del Cielo HOA annual meeting

6 – 7 pm—Chili Potluck Social

To enter the chili competition or to be a judge, please contact the social committee for more details. Email casadelcieloscottsdale@gmail.com or leave a message 480-767-5940.

Look for “Casa del Cielo in Scottsdale Ranch”

Facebook Group



Are you on Facebook? Casa del Cielo now has a Facebook Group that all residents are invited to join. Shirley Ekvall, a resident of CDC, is the Administrator and can approve who has access to the group and its content. It's private and only members can see who's in the group and what they post.

The group is for Casa del Cielo residents to enjoy, share photos, post things they have for sale, post upcoming community events or family celebrations, and more! Looking for someone to help pick your fruit? Looking for a painter, a handyman, or a plumber? Ask your neighbors for a referral.

The Casa del Cielo Facebook Group will not tolerate posting unkind, negative comments about residents, the HOA board, or any ranting of any kind. The Administrator has the right to refuse and delete any post. Residents only, please.

NOTE MUST READ: Casa del Cielo HOA is communicating the Facebook Group information via the newsletter to make residents aware that it is available. Casa del Cielo HOA is not liable for any wrongful experiences, or privacy violations resulting from social media and the Casa del Cielo in Scottsdale Ranch Facebook Group. It is available for residents to use at their discretion.

Holiday Spirit

Thank you to all who put up holiday lights this past season and the decorated entryways to our community. There were so many pretty homes decorated. Below are just a few; we wish we could feature them all.



Great fun was had by all who were able to attend the December holiday dinner! We had about 60 in attendance. Thank you to Basil & Garlic Restaurant for providing a delicious meal! And thank you to all who brought desserts. A HUGE THANK YOU to Kris Kringle for providing dinner!!

Neighborhood Watch Update

We're officially in the city of Scottsdale's Neighborhood Watch program. Watch for Neighborhood Watch signage to be posted throughout Casa del Cielo. Thank you to those neighbors who have agreed to keep a watchful eye out and report suspicious activity. For more information or to be added as a watchful neighbor on your street, please let us know.



CdC Updates and Reminders

- **Please do not park on the street overnight.** On-street parking is not permitted unless both spaces in an owner's garage and both spaces on the driveway are occupied. CdC enforces this rule reasonably, recognizing owners have visitors and maintenance personnel from time to time. CdC will enforce the "no on-street parking" rule and issue fines when neighbors complain of repeated all-day or overnight street parking.
- **Please pick up after your pet.** It's a matter of common courtesy and it's the law.

- **Trash collection is on Tuesdays and Thursdays.** Please do not put out containers too early the night before and remove them as quickly as possible. **They may not be stored in your front yard or on your driveway in front of your garage for extended periods. Failure to comply could result in a fine.**
- **You are responsible for the upkeep/maintenance of your backyard.** If you have stagnant water, overgrown vegetation, or other recurring nuisances be aware that you can be reported to the city of **Scottsdale EZ Services.** EZ Services handles complaints and issues anywhere from street potholes, and property maintenance to short-term rental violations, etc. For more information go to <https://eservices.scottsdaleaz.gov/ez>.
- The cdsocial19@gmail.com email address is no longer working. Please delete it from your contacts list.
- Please notify us of any changes in your contact information (email addresses, phone numbers, second home address, etc.)

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 Birthday to residents with December and January birthdays!