

**COMMUNITY BULLETIN – March 1, 2018**

**HIGHLIGHTS OF FEBRUARY 25, 2018 HOA BOARD MEETING**

- Clark reported income to date of \$19,101 against expenses of \$19,022 leaving a net income of \$79
- State and Fed Taxes filed
- Discussion of Short Term Leasing
- New paint palettes approved to be added to color selections
- Pool is still closed – Fingers cross for opening by end of March
- Board to research Property Management Company

**I ♥  
Book Club**

**I ♥  
Book Club**

**I ♥  
Book Club**

**BOOK CLUB**

**March 5, 2018 – Noon**

**Shirley Ayer's home 10064 E San Salvador Drive**

**"A Piece of the World" by Christina Baker Kline**



**Whatever happened with the Long-Range Planning Committee?**

Last year the Board formed an ad hoc committee to think about CdC's needs over the long-term: what capital improvements would be needed over the next 15 to 20 years or so to keep the community attractive? The committee met multiple times and surveyed the community, considering a wide range of ideas. We learned a lot by interviewing architects about how to make the social area at the pool more comfortable and usable in all four seasons. The plans included:

- Resurfacing the pool and spa, including repairing all leaks
- Renovating the cool deck
- Redesigning the ramada for social events with the columns removed, an extended roof, raised ceiling, ceiling fans, heaters, a fireplace, and new lighting
- Upgraded electrical circuits
- Architect's design fee

- New modern fencing and landscaping around the pool
- New pool furniture
- Renovating the kitchen and bathrooms.

No plans were finalized – but a ballpark estimate totaled about \$200,000. That’s almost double our entire piggybank. So, the Board decided to do two things immediately:

First, address our leaking pool with a major renovation to find and repair leaks and then resurface the pool and spa;

and second, determine how CdC can assure it will have the financial resources needed to support its future capital needs. The Finance Committee, led by Doug Clark, is undertaking a capital needs study that will build on the planning committee’s work.

So stay tuned ... the Board continues to consider what will keep CdC a great place to live in years and decades to come.

***Thanks to the Long-Range Planning Committee members for their work: Ed Burke (chairman), Bud Ayer, Shelley Bader, Hilda Banyon, Doug and Cam Clark, Ken and Bernie Huettl, and Randy Vogel.***



*Ladies Spring Luncheon*

**Quill Creek Restaurant at Grayhawk**

**8620 E Thompson Peak Parkway**

**March 19, 2018 11:30 a.m.**

**RSVP: Pat Good (480) 970-6468 or [jpgood@myaccess.ca](mailto:jpgood@myaccess.ca) by 3/16**

*There will be a special menu including soups, salads, sandwiches, desserts, and drinks. Each person will be on separate ticket. If you’ve never been to Quill Creek, you will love the outdoor patio dining overlooking the beautiful Grayhawk golf course. We look forward to seeing you for a fun afternoon of lunch and fellowship!*



**When will the pool re-open?** Not soon enough but there is a light at the end of the tunnel. We knew when the project began that various leaks lurked below, but until the old surface was removed, there was no way to know where and how many. So began a step-by-step process ... locate, repair, pressure retest, repeat ... until every leak was found and fixed. (Incidentally, every plumbing leak was at the site of a years-old prior repair that was poorly done.) It's been like renovating an old house; you never know what you'll find next. As this point, we believe all the leaks are fixed and a new "flash concrete" layer has been applied to the bottom of the pool. New tiles and a new set of efficient pop-up heads have been installed. Next comes the mini-pebble tech resurfacing. With time to cure, that means the pool should reopen in mid-March. We appreciate everyone's patience. ***And thanks go to the Pool Committee: Ron and Leslye Lebakken, Sally White, Ken Huettl, and new member, Dennis Mack. (And special thanks to John Bauer for his long service on the committee!)***

**THANK YOU**



The Board sends a big "THANK YOU" to CdC residents and guests for taking to heart our pleas to pick up pet waste. Several Board and Committee members recently did a walk through our community and what a noticeable change!!!! It proves if we all work together, we can get things done!!! Now.....we still have a problem with people throwing their doggie bags of waste into the pool area. This is not acceptable!!! Please dispose of the bags in your trash. We are hoping this is not being done by homeowner's in CdC and ask that if you see this happening please call it to the person's attention that this is not acceptable. If you have your cell phone, take their picture. This is an offense that can be reported to the police and they will deal with the offenders.

Again, THANK YOU to everyone who has listened and is working to keep our community beautiful.

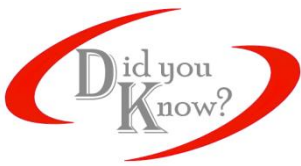




**New paint palettes!!** The Architectural Control Committee and the Board have approved new paint palettes (SRCA's numbers 11-15, 16-15 and 18-15) plus additional front door colors. We have submitted a request for final approval to Scottsdale Ranch, and we expect the new palettes to be ok'd by SRCA in March. So, if you're considering repainting your house, you may want to consider the new (and the existing) choices. You can review them on SRCA's website. Remember, before repainting your house, you **MUST** submit an application to SRCA first, even if you are repainting the same color. We'll have more details after the Ranch approves the new palettes. ***Thanks to Deborah Stone at SRCA and Bernie Huettl of CdC for developing new contemporary choices that blend with our existing palettes but offer a fresh look.***

**ACC workplan for 2018.** The Architectural Control Committee will be undertaking several projects this year, including: clarifying our most common rules on a new website page; redesigning the Home Inspection Form and process; considering guidelines for garage door replacement; and working more closely with SRCA for enforcement of common rules. Meetings of the ACC and the Landscape Committee are held as needed and are open to the community. Look on the CdC website for the next meeting date.

**Amendments to the CC&Rs:** Our attorneys are currently working on two changes to our CC&Rs. One will enable CdC to offer a discount to owners who pay annually or use other efficient forms of payment. The other will adopt specific rules on short term leases for CdC, including a minimum rental of 30 days, a procedure for registering tenants with CdC, and a maximum of two rentals per 365-day period (as currently exists). The Board expects to finalize these amendments in April for a community-wide vote. Look for details in the April Community Bulletin explaining why these changes are so important for CdC homeowners.



***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

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Scottsdale, AZ 85258

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[www.scottsdaleranch.org](http://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