

**December 1, 2020**

**Year to date Finances:**

**Revenue: actual \$206,869 against a budget of \$202,421**

**Expenses: actual \$159,828 against a budget of \$189,465**

**CDC DUES REMAIN THE SAME FOR 2021**

The Board of Directors unanimously voted to keep the HOA dues at their current rate which is \$132.00 per month or \$1584 annually. Annual statements will be in the mail shortly. There are several options for payment:

<u>Payment Methods</u>	<u>Due By</u>	<u>Amount Due</u>
Monthly	the first of each month	\$ 132.00
Quarterly	01/01, 04/01, 07/01, 10/01	\$ 396.00
Semi-Annual	01/01 & 06/01	\$ 792.00
Annual	01/01/2020	\$1584.00

To minimize printing and postage costs, you will not receive a monthly statement unless you are in arrears. **A late fee of \$15.00 will be assessed if payment is not received by the 15<sup>th</sup> of the month.**

**Please include your Lot # on your check when making payment.** We have several residents who have the same last name, and this causes posting to wrong account errors.

Send Payments to:

**Casa del Cielo HOA**  
**7904 E Chaparral Road Suite A110 #214**  
**Scottsdale, AZ 85250**

***For your convenience, a preauthorization form for direct debit is attached under separate attachment.***



## SCOTTSDALE RANCH ANNUAL ASSESSMENT

Due January 1st, 2021!

SRCA is pleased to announce that the 2021 Scottsdale Ranch Annual Assessment amount will remain at \$395.00.

The SRCA Annual Assessment is due January 1st We are pleased to announce that the 2021 Scottsdale Ranch Annual Assessment amount will remain at \$395.00. What you need to know: ➤ Invoices will be mailed to all property owners around the second week of December. ➤ To ensure you receive your invoice, the SRCA office must have your current mailing/contact address on file - this is not automatically updated in our system when submitting a change of address to the post office, Scottsdale Ranch must be notified as well. If this information has changed in the past year, please contact our office to update your contact information. This can also be done online by visiting our website at [www.scottsdaleranch.org](http://www.scottsdaleranch.org). ➤ All payments are by due January 1, 2021, whether or not you receive an invoice. ➤ Automatic withdrawal (ACH) is available to all our residents. ACH forms can be found on our website at [www.scottsdaleranch.org](http://www.scottsdaleranch.org) and in our office; either require a voided check. If you have previously enrolled for ACH, your invoice will indicate so. ➤ There is a 30-day grace period providing residents adequate time to make their payment. The assessment fee is not considered delinquent until January 31, 2021. All payments received in our office after January 31, 2021 will be considered late and will be assessed a 10% late fee of \$39.50. Starting February 28, 2021, all accounts not paid will be assessed interest at a rate of 12% per annum, per month until the assessment is paid. For further questions, please contact the SRCA bookkeeper, Ricki Stamos by email at [rstamos@scottsdaleranch.org](mailto:rstamos@scottsdaleranch.org) or call our office at 480-860-2022.

***At this time, we do not have a firm plan regarding our annual meeting. Currently, the SRCC is not open for large group gatherings. They are limiting meetings to 30 people. This could change by the time of our annual meeting in January. We will keep you posted as we get closer to that time as to how we will handle our annual meeting.***

**POOL – The pool will be closed Dec 11 – Dec 16<sup>th</sup> for warranty work on our pool decking.**

## LANDSCAPE

The year of Covid-19 has certainly been different for all of us as we have adjusted to mask and social distancing. But here in Scottsdale we had to add one more ingredient in trying to maintain our landscaping. The Dry Summer Heat

Scottsdale has seen 55 plus days of temperatures over 110 degrees shattering the record of 33 days in 2011. It has been extremely hard on CdC's shrubbery and trees throughout the community. We have lost four mature trees and several shrubs with a few more showing signs of heat related stress. We are in the process of removing and replacing all damaged or dead trees and shrubs. The tree replacement is complete. If you have shrubs that have died, please contact us via reply to this email to schedule replacements. Desert Villa has done a good job this summer in keeping the community looking the best it possibly could look, considering the extreme heat.

We are also asking all homeowners to check your backyards for heat related damage. We have neighbors reporting dead trees and overgrown shrubs in backyards overhanging common walls. Out of town residence please have someone check your backyard to maintain overgrown shrubs or removal of dead shrubs and trees.

In addition, if you are a snowbird and have someone tending to your fruit trees in your back yard while you are away, it is important that you are certain this service is being done. This past summer, a number of resident's fruit trees were left unattended causing fallen fruit which attracts roof rats. If fruit trees are left unattended, please notify us via email or voice mail and we will work with the homeowner to get the trees trimmed. This can become a major problem if left unattended and if we all work together, we can keep roof rats out of our community. Thank you all for your cooperation!

### **HOUSEKEEPING ITEMS**

**Dogs on Leash:** Please be reminded the City of Scottsdale does have a leash law which requires all dogs to be on a leash when outdoors. If you feel your dog needs to run, we suggest the wonderful dog parks the city has installed for dogs to run and play. Also, a quick reminder: Please pick up after your dogs and please don't use your neighbor's garbage cans as a deposit canister. Our attractive community draws walkers from other areas – some with dogs and some without. If you see someone who is not picking up after their dog, kindly remind them of our rules. If they are not receptive to your suggestion of picking it up, please feel free to contact the Scottsdale police dept and they will be happy to pay the dog owner a visit. Our residents have done a great job of tending to their pets and its only fair to ask others who are walking through our community to do the same.

**Trash Cans Reminder:** Scottsdale Ranch and CDC ask that garbage cans are to be placed at the curb no earlier than 5pm on the day before pickup. Please remove the same day as pickup as soon as reasonable possible.

**Pool Rules and Pool Area:** Thank you for adhering to the Maricopa County Covid rules for communal pools this summer. The pool has been a great asset to all who have been isolating to enjoy a great break from the heat. We are still under the mandates from May and June. Rules are posted on the gates as reminders to all residence. Please be reminded to limit the number of residence when the pool is crowded. We are still requesting residence only at this time, (No Guests Please)

**Social Events and Book Club:** We are all looking forward to the time to arrive that we can gather at the pool to visit with our neighbors and the book club can get back to reading/discussions but for now we continue to be on "hold" until further notice.



If you would like to receive additional reminders about social events, please sign up at: [cdcsocial19@gmail.com](mailto:cdcsocial19@gmail.com)

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 web site: [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com)