



Homeowners Association
10083 E. San Salvador Drive • Scottsdale, Arizona 85258

Community Newsletter - April 2022

Highlights

Income to date: \$64,150 compared to budget of \$62,763

Expenses to date: \$55,066 compared to budget of \$65,307

Next HOA Board meeting scheduled for May 23, 2022 at the pool.

Take a Look at Casa del Cielo's Character Study



Need to get an idea of what our entire neighborhood community looks like? Our Architectural Committee has partnered with Scottsdale Ranch to develop Casa del Cielo's very own Character Study. Very often, architectural approvals are determined by what is similar in our neighborhood. Check out our Character Study and get ideas without even leaving your home! Visit our website www.casadelcieloscottsdale.com or Scottsdale Ranch's website www.scottsdaleranch.org.



Please Keep Your Dog on a Leash When Walking

Scottsdale Ranch has had reports of dogs being walked off leash around the ranch. They would like to remind residents that **ALL DOGS MUST BE KEPT ON A LEASH**. Please keep your pets safe from harm; always leash your dog when outside your property as required by both Scottsdale Ranch and the State of Arizona.

Arizona Revised Statute: R. S. § 11-1012

Each dog should be confined with an enclosure on the owner's property, so that the dog is confined entirely to the owner's property, or on a leash not to exceed six feet in length, directly under the owner's control when not on the owner's property.

The SRCA documents state the following;

"No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance or annoyance to other Members or Residents. A nuisance shall include, but not be limited to, any pet leaving the owner's property unattended and/or unleashed, failure to clean up after one's own pet on the Owner's Lot or Parcel or allowing one's pet to defecate on or damage another property or Common Area."

Here's wishing a Happy Birthday to residents with April birthdays!!

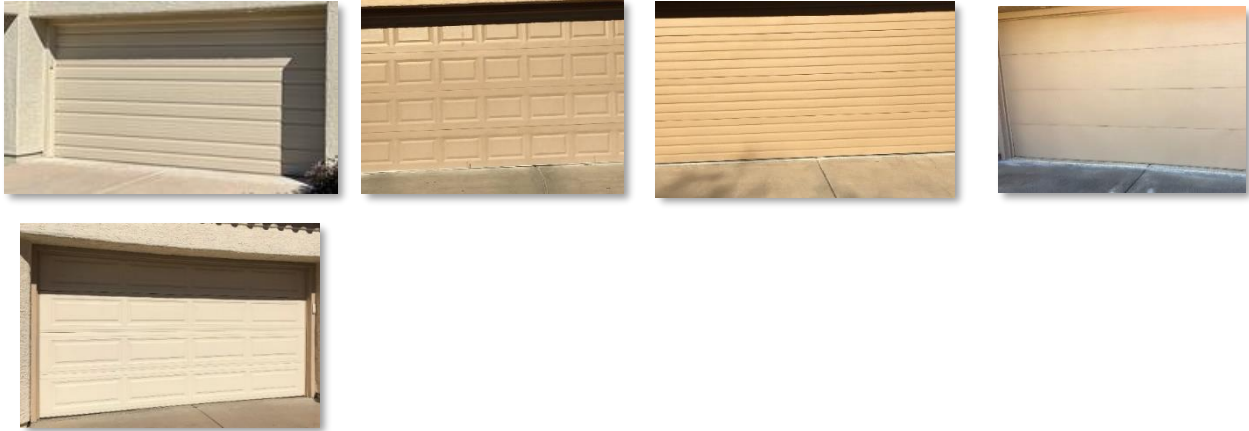


New Garage Door and Front Door Policy Changes

The board approved new garage door and front door policies at March board meeting as follows:

Garage Door Policy (Entire policy can be reviewed at www.casadelcieloscottsdale.com)

Garage doors should be constructed of steel or aluminum. Garage doors must match one of the already approved designs as shown below. All garage doors must be painted to match the home's base or trim color, if trim color is not too dark. The color must be from the approved Scottsdale Ranch color palette for homes in Casa del Cielo.



Front Door Standards Policy (Entire policy can be reviewed at www.casadelcieloscottsdale.com)

Doors should be of solid, high-quality construction, finished in a color or wood stain on the currently approved paint palette. All glass or mostly glass doors do not fit the architectural look and feel of Casa del Cielo at this time. The ACC will not approve wood or wood looking doors with any outsized or exaggerated ornamental design or with glass exceeding 25% of the total door area.

CDC Fruit Removal Policy—Deadline April 30th



It's the homeowner's responsibility, as part of backyard maintenance, to pick ripe fruit and not attract roof rats or other pests. Upon receiving a complaint, the ACC will send a notice to the homeowner that the fruit must be picked within 7 days. If the homeowner fails to respond or comply, the HOA will authorize its contractor to remove the fruit and the owner will be responsible for costs up to \$250.00 plus subject to a fine. **Fruit should be picked by April 30th.**

In addition, please deter from putting out bird seed and food scraps which can attract rodents, coyotes, havalenas, etc. Thank you!



Bee on the Lookout!

Over the years, we've seen beehives in Casa del Cielo in trees, on homes, in walls...so "bee" on the lookout. If there are swarms of bees or a beehive has landed on your home or property, it is the homeowner's responsibility to have them removed. Beehives on homes can provide costly damage if not tended to quickly. Below are recognized bee removal companies for your convenience:

The Beekeeper, Jerry Keele 602-274-0400

Punch Honeybee Company, Dan Punch 602-377-2205

*Casa del Cielo does not endorse or promote these companies, but provides their public information for use at our homeowners' own discretion.

Do's and Don'ts

- If you're enjoying our lovely pool area, **DO** replace the furniture (tables, chairs, etc.) to how you found them, throw away any trash you may have accumulated and be sure to take personal items with you when you leave. Please help us keep our pool area neat and clean.
- **DON'T** drive too fast throughout Casa del Cielo. The Speed Limit is 25, but in some areas that's way too fast especially when going around blind curves or turning corners. We have a lot of residents out walking, riding bikes and landscape or utility vehicles parked on the street from time to time. Please slow down.
- **DO** take your (1) Complimentary Pontoon Boat Ride available every 24 months for Scottsdale Ranch homeowners in beautiful Lake Serena. *To request a reservation for a Pontoon Boat Ride, please call (480) 860-2022 or email jshpherd@scottsdaleranch.org.*
- **DO** check out the City of Scottsdale's Community Services brochure for fun things to do! <https://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Sports/Brochure/Scottsdale+Life.pdf>
- **DO** be aware CdC will be continuing with the removal of select Olive Trees as approved by the board prior to 2020. Several residents have complained of allergies and the state of Arizona has banned Olive Trees (*Olea Europaea*) for reasons of their profuse production of allergy producing pollen.
- **DON'T** park on the street overnight. CdC will enforce the "no on-street" parking rule and will issue fines when neighbors complain of repeated all-day or overnight street parking.



Scottsdale Ranch FOOD TRUCK Friday

April 29th @ 5pm – 7pm

Come on down to the Scottsdale Ranch Community Center for Pizza Arno and Burgers Amore!

For menus and pricing please visit www.pizzaarno.com and www.burgersamore.com.

Scoop and Joy will be serving single and double scoops of ice cream for purchase. www.scoopandjoy.com
SRCA will provide soda and water.

BYOB

Calendar of Events

Friday, April 29—5 – 7 pm Food Truck Friday, SR Community Center

Monday, May 2— 7pm Jazz Night, SR Community Center

Monday, May 9— Brush and Bulk Pick Up

Thursday, May 18—8:30am – 9:30am Retired Active Men's Coffee, SR Community Center

Thursday, May 18—7pm Bunko, SR Community Center

Monday, May 30—Scottsdale Ranch Community Association CLOSED for Memorial Day

Casa del Cielo "Socials" held the 1st and 3rd Thursdays of each month are on summer hiatus and will return in the Fall. To be added to receive notices about CdC Social Events, email cdcsocial19@gmail.com and include your name and email address.

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 or **480-767-5940**
(leave a brief message with your name and phone number).

Check our website: www.casadelcieloscottsdale.com

Spring is in the air!

