



## Community Newsletter—Year end 2021

### November HOA Board Meeting Hi-lites

Income to date: \$225,712.83 compared to budget of \$221,881.00

Expenses to date: \$206,507.91 compared to budget of 210,446.00

Effective January 1, 2022 HOA fee increases from \$132.00/monthly to \$137.00/monthly

December Board Meeting Minutes are available at [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com) For more information about CdC financials, please contact the board as this information is available to residents only and will not be posted on our website.

The Annual Meeting will be at Scottsdale Ranch Community Center, January 31, 2022 from 6 – 8 pm.

### ***Thank you to Randy Vogel for serving and volunteering as Casa del Cielo HOA President 2019 – 2021***

Randy is a tremendous asset to our HOA and community. His expertise in landscaping, pool maintenance and overall leadership of our board of directors has proven invaluable—especially during a year of COVID restrictions. Thank you, Randy, for all that you've done for our HOA.

### ***Interested in Serving on the Board or a Committee?***

In January, one seat on the Casa del Cielo Board of Directors will be open. Casa del Cielo has benefited from having an engaged group of residents willing to volunteer on behalf of the community. If you're interested in serving on the board or a committee, we'd like to hear from you.

**Email your name, contact information and a brief bio to:** [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com) The board election will take place at our annual meeting January 31, 2022. If your name doesn't make the ballot by the deadline, write-ins are also welcome.

Thank you for considering to be a part of the leadership of our community and helping to keep it strong as we move forward.

Sincerely,

Diana Love, Nominating Committee Chair



### **Please, Please--Parking on the Street Overnight is Prohibited**

Did you know that Casa del Cielo's parking policy is spelled out in out in the Covenants, Rules and Regulations of Scottsdale Ranch? This is not just a Casa del Cielo rule. For the benefit of everyone in our community and being respectful of neighbors, please don't park on the street overnight. Thank you to the overwhelming majority of residents who observe this rule. It makes driving through our neighborhood safer and our community more attractive. For more information, please review the [CdC parking policy](#).

***Happy New Year Casa del Cielo Residents!***



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## Short Term Rentals Restricted in CdC

Casa del Cielo is a perfect community for short term rentals, but it's in violation of Scottsdale Ranch rules and Casa del Cielo rules. The article on page six of the December/January 2022 Scottsdale Ranch publication titled "Short Term/Vacation Rentals in Scottsdale Ranch" spells it out for residents. Residents have been fined thousands of dollars who choose not to comply.

In Casa del Cielo, no lot shall be leased for less than 30 days, and no lot may be leased more than twice in a 365-day period. Failure to comply will result in a fine. Click [CdC Residential Lease Requirements](#) for rules and tenant registration form. If your property is being leased, please submit a current tenant registration form and email to [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com).

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## Mailboxes—A Few Things to Keep in Mind

By now most residents have received their new mailbox keys (three each). A special thank you to all our residents for your cooperation during installation of the mailboxes and distribution of the keys. Below are a few things to keep in mind:

- CdC HOA does not have master keys to anyone's mailbox, so please feel free to get duplicate keys if you choose.
- If all your mailbox keys are lost, you can get the lock replaced. Express Mailbox Lock, Key & Repair currently charges \$50.01 to change a mailbox lock or you are welcome to contact any locksmith.
- If you have problems with your lock/key working properly in the future, please contact Express Mailbox Lock, Key & Repair at (480) 440-4424. They are the company we contracted with for the installation.



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## What is a Neighborhood Character Study?

In November 2021, the board voted to have a character study done after meeting with the executive director at Scottsdale Ranch Community Association. What is a character study you ask?

A character study is a visual online report of architectural design elements of a specific community or neighborhood. Residents can gather ideas and view architectural updates within Casa del Cielo that have already been approved. Probably the best way to learn more is to check out the character studies

already done in Scottsdale Ranch at <https://www.scottsdaleranch.org/plan-my-project-architectural-guide/>

Richard Graff Consulting, LLC will be conducting the character study for Casa del Cielo in February, walking through our community and taking various photos of the exterior of homes. If you would not like your home to be photographed, please let us know by emailing [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com)

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## News Briefs

- Social gatherings are back! If you want to be added to receive notices about CdC Social Events, email [cdcsocial19@gmail.com](mailto:cdcsocial19@gmail.com) and include your name and email address.
- Thank you to Shirley Ekvall, Ginny Bertoncino and Carmen Padgett for their help putting up and taking down the holiday decorations. Your time is appreciated.
- The 2022 Brush & Bulk Removal Schedule is located on our website [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com) or for more information go to <https://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection>

- Olive trees will be sprayed Monday, January 17, 2022 between 8am – 5pm. Please keep children and pets away from the spray application until dry.
- All HOA payments are to be made payable to Casa del Cielo HOA and mailed to Casa del Cielo HOA, PO Box 66758, Phoenix, AZ 85082-6758. When in doubt, please check our website [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com)
- Do we have your correct contact information? If you've changed your email address or phone number, or your neighbor has not been receiving emails from the HOA, please let us know by emailing [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com) so we can update our records.
- Are there questions, comments, clarification, suggestions for the board? Email us at [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com). We'll do our best to answer or help if we can.
- Please Note: Integrity First Property Management is the accounting firm that handles all Casa del Cielo financials only. We do not use them to manage our HOA. They create the financial reports that the board reviews each month, they make vendor payments on behalf of Casa del Cielo and they receive/reconcile all HOA payments. If you have further questions about what they do, please contact us.

**Happy Birthday to residents with birthdays in December and January!**

**Mail your HOA payments to: Casa del Cielo HOA, PO Box 66758, Phoenix, AZ 85082-6758**

Need **HELP**, contact us at [casadelcieloscottsdale@gmail.com](mailto: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](http://www.casadelcieloscottsdale.com)