

Community Newsletter – Summer 2023

Highlights

Income to date: \$82,348 compared to budget of \$83,548 (as of end of April)

Expenses to date: \$78,048 compared to budget of \$88,969 (as of end of April)

Next HOA Board meeting scheduled for September 25, 2023 at the pool

New Front Yard Landscaping Policy

In order to address questions regarding the front yards and common areas in Casa del Cielo and the use of natural grass in those areas, the HOA Board of Directors has passed the following policy:

It is the policy of the Casa del Cielo Board and Architectural Control Committee to provide acceptable standards for the homeowners' front yards that are consistent with our CCRs. The developer installed grass in the front yards of all homes and over-seeded that grass for the winter months when the Bermuda grass was dormant. The CCRs state that the front yards "shall be maintained by the Association." That maintenance includes a common water line to irrigate the grass and other plants in the front yards.



Should a homeowner communicate to the Architectural Control Committee through the architectural application process that he/she wishes not to over-seed his/her front yard, the Architectural Control Committee will consider that request.

The option to winter over-seeding, if granted, would be a conversion to desert landscaping. The CCRs require that decision to be made by the Board should the Architectural Control Committee approve the request. The timeline for the conversion to desert landscaping, if approved, will be contingent on available funds in the landscaping budget beginning with the 2024 budget.

Artificial turf: House Bill 2131 states "The Association may prohibit the installation of artificial turf if it would be installed in an area the Association is required to maintain or irrigate," therefore, Casa del Cielo will not approve artificial turf for homeowners' front yards.

A copy of the policy is available on our website www.casadelcieloscottsdale.com.



Help Keep Our Pool Safe and Clean

With summer comes more use of the community pool for all residents to enjoy. Please help keep our pool safe and the area clean.

*Residents must accompany guests who use the pool.

*No glass in the pool area (not in coolers or glass on tables)

*Keep gates locked. *No large pool toys *No children under 5 in the spa *No pets *No diving

For a full list of the community pool rules, please see the website at www.casadelcieloscottsdale.com. Rules are also posted at the pool. Thank you for everyone's cooperation.

Social Committee Update

Because there are only two people on the Social Committee, we're unable to host and have discontinued Saturday morning socials at the pool. Cocktail Socials which were the 1st and 3rd Thursdays of the month will now be the 1st Thursday of the month and will resume again in the fall—October through May. We hope that residents continue to support our social activities and the residents who volunteer their time to make it happen. Many events that are planned provide a better discount based on attendance. We hope that you will come out and meet your neighbors!

We could also use volunteers to help on the committee. Please let us know if you can help! Please call Ginny Bertoncino at 480-338-0888. Thank you!



Water Leak?

Think you may have a water leak? In your pool or spa? An underground pipe? In your home? The City of Scottsdale will come out to HOAs and individual residences without charge to determine if there are water leaks on the property. If any residents would like to take advantage of this free service, they can email WaterConservation@ScottsdaleAZ.gov to schedule an appointment.



G.A.I.N—Getting Arizona Involved in Neighborhoods

MARK YOUR CALENDAR! Casa del Cielo will be participating in the City of Scottsdale's G.A.I.N. event ((Getting Arizona Involved in Neighborhoods) on **Saturday, October 14, 2023.**

The event will take place on Calle de Cielo Circle east of the pool and include Police and Fire vehicles, other service vehicles, and city personnel to talk to residents. Watch for more information as it gets closer!!

Email Scams! Beware!

It's been noted that some residents have been receiving scam/fraudulent emails portraying to be a Casa del Cielo board member. The emails or texts may ask if you have a minute to talk to get you to return a text. Or the email may want you to purchase something like a gift card. Please beware these are scams and always double-check the origination address. If you are unsure, feel free to contact the HOA hotline.

Sending Happy Birthday wishes to homeowners who had birthdays in April and May, and will be celebrating in June, July and August!

Reminder: The Casa del Cielo HOA Board of Directors does not meet through the summer months. However, we are still available to help as needed. If you are having any work done to the front of your house or having your house painted, you must first fill out an architectural application and submit it to Scottsdale Ranch for approval. Scottsdale Ranch will then forward your application to CdC for approval. Architectural applications are available at www.scottsdaleranch.org or www.casadelcieloscottsdale.com. Failure to get architectural projects approved could result in your home not passing inspection if/when you go to sell it—which could end up costing you more.

Scottsdale Ranch Calendar of Events

Monday, June 12—Brush and Bulk Pick Up

Tuesday, June 13—10am – Mahjong, Contact Janet Mattingly janmatt@cox.net

Monday, June 19—10:30am KnitWits, SR Community Center

Wednesday, June 21—8am Retired Active Men's Coffee, SR Community Center

Monday & Tuesday, July 3 & 4—SRCA Office Closed for Independence Day

Tuesday July 11—10am Mahjong

Monday, July 17—Brush and Bulk Pick Up

Monday, July 17—10:30am KnitWits, SR Community Center

Wednesday, July 19—8am Retired Active Men's Coffee, SR Community Center

Monday, August 7—10:30am KnitWits, SR Community Center

Monday, August 7—7pm Jazz Night, SR Community Center

Tuesday, August 8—10am Mahjong

Monday, August 14—Brush and Bulk Pick Up

Wednesday, August 16—8am Retired Active Men's Coffee, SR Community Center

Monday, August 21—10:30am KnitWits, SR Community Center

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

Summer is here!

