



## COMMUNITY BULLETIN – May 1, 2020

### HOA Board Updates

As we continue to “StayInPlace”, your HOA Board did not meet for the April board meeting. However, we continue to handle HOA business as usual, but in a different way. We are pleased to announce that the proposed amendment to our CC&R’s which calls for a Maintenance Reserve Fee of \$924 to be added to new home sales. This goes into effective immediately. Under a separate email, you have been sent a copy of the recorded legal document for your records.

The transition to our new accounting firm went very smoothly. Most of the accounting process will be the same – just being handled by a new firm. However, we do have one new option to offer and that is the ability to have your HOA payment automatically debited from your checking/savings account. If you would like to choose this option, please request the necessary form to complete via the CdC email ([casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com)) or a copy is on our website which you can print off and send in. If you should have any questions regarding your account, please communicate via the cdc email. Please do not contact our previous accounting firm as we have terminated that relationship.

CdC finances are right on track with budget. The only area that looks quite different than a year ago is the balance in our checking/savings account. That is due to the pool expense we dealt with last year. We feel that the pool was the major expense issue we needed to deal with and we will begin building those accounts up again over time.

There have been some concerns over who has access to pool keys. After discussion, Randy Vogel will lead the project of dealing with pool/equipment room/kitchen keys. More to follow on that later this summer. *Thank you Randy!* The pool remains closed due to Governor’s executive order. The decision was made that when the pool does re-open it will be for residents only – no guests. More to follow on that once the restrictions have been lifted. To complete the pool project, we have 12 chairs to be strapped to match the loungers that were previously done. This will be completed soon.

Olive Trees have been sprayed, pre-emergent has been sprayed on turf and gravel areas. Tree trimming/thinning will be done in the next few months.

**We’ve had several phone calls regarding bees. Bees on your property are the homeowner’s responsibility to deal with. Here are a few companies that will treat for bees and/or other pests.**  
**A Bee & Pest Pro - 480-694-8994**  
**Punch Honeycomb Co. - 480-298-7983**  
**BeeKeeper - 602-2740400**

## ***IS YOUR PROPERTY RENTED OUT?***

- **register your renters with Scottsdale Ranch and Casa del Cielo.** (form available on website or request via CdC email)
- **provide your renters with community newsletters and CdC handbook or send their email information to [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com) and they will be added to our list to receive communications.**

### ***In-Home COVID-19 Testing***

In early April, TOTAL Wellness Medical Clinic started offering **in-home COVID-19 testing** to high-risk patients, essential workers, and to individuals seeking peace-of-mind. We would like to partner with you to help **“STOP THE SPREAD”** of coronavirus in Arizona by offering in-home testing in your community. Currently we are offering two (2) different types of test: one test is for those who suspect that they have been exposed to coronavirus or are exhibiting symptoms (active), the second test is for those who think they have been exposed to the virus and have recovered (antibody). The in-home COVID-19 tests offered by TOTAL Wellness are **NOT COVERED BY INSURANCE AND MUST BE PAID FOR PRIVATELY.** The fee is \$500 for the active testing and \$550 for the antibody testing. Basically the fee for the test is free but the fee for the teleconferencing, tech to do the swab or blood draw in your home and the follow are included in the above charges.

CdC is not recommending this service only providing information as it was given to us. It is a decision totally by each person whether you choose to take advantage of this service.

If you are interested in this exclusive testing service or for inquiries about their additional services, contact Ashley Johnson at (480) 828-2932. Please see the attached flyer for more information.

Resident, Harriet Oakes, has transitioned to her new home. Please feel free to send a card or call....she will be thrilled to hear from you. Once we can visit again, she would love a visit. Her new contact information is:

**Harriet Oakes**

**Andara Assisted Living**

**11415 N 114th St #111**

**Scottsdale, AZ 85259**

**480 862 8720**



It's that time of year.....snow birds are leaving, the fruit trees are abundant with fruit and those *pesky roof rats are hungry!*

We are asking all our residents to please be diligent in picking your fruit, keeping your trees trimmed, and picking up the fallen fruit on the ground.

If you have citrus trees, and you notice hollowed-out fruit on the ground or in the trees, this is an indicator that roof rats are present. If you hear gnawing or scratching sounds in the attic or in the walls, you may have roof rats. If you notice oily rub marks on the house, or small holes in the screens, you could have roof rats.

If a tree is not being tended, please drop us an email at [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com) and give us the address of the property. We will do an inspection and if it is determined the fruit trees are not being tended, we will have them picked and the homeowner will be charged.

Let us all work together to keep these pesky critters out of our community.

*Have a Safe and Healthy Summer!*

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).

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

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