



## Community Newsletter – Spring 2026

### Highlights

**NEW UPDATE:** Where to mail your HOA payment, and changing or setting up the auto pay/bill pay option.

See detailed information below. Instructions will also be added to our website [www.casadelcieloscottsdale.com](http://www.casadelcieloscottsdale.com).

## Integrity First Property Management Updates

**Integrity First Property Management has recently merged with GUD HOA Community Management.** We were first notified of this change shortly before the December holiday season. We were assured a smooth transition, but we understand that is not always the case when integrating systems.

Many homeowners have received incorrect HOA statements. Please know this should be corrected by the April statement or before. We apologize for the inconvenience and appreciate your understanding as we navigate through this transition.

### Your monthly HOA Assessment-- MAIL TO: Casa del Cielo HOA

c/o GUD Community Management

P.O. Box 94915

Las Vegas, NV 89193-4915

Please include in the Memo line your new Account Number: CDC\*\*(Your Lot Number)

Example Lot #: CDC123

### Set up Autopay through Western Alliance Bank-- GO TO:

<https://pay.westernalliancebank.com/Home>

\* Click on Create an Account (Under the green Sign In link)

\* To set up your account, you will need the following:

Management ID: 6512

Association ID: CDC

Account Number: CDC\*\*(Your Lot Number)

\*\*There is NO Charge to set up Auto Pay directly through Western Alliance Bank. However, if you set up Auto Pay/Bill Pay through your personal bank, you may be charged a fee. Please check with your bank.

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You can find HOA your documents on the new Homeowner Portal.

Go To: <https://gudhoa.cincwebaxis.com> to register and sign in.

## April 30<sup>th</sup> Deadline to Pick Fruit



If you have citrus trees in your backyard, the deadline to pick the fruit is April 30<sup>th</sup>. Fruit should be picked during the growing season and not allowed to remain on the ground. Unpicked fruit and fruit lying on the ground attract roof rats.

***If the HOA sees or receives a complaint of fruit remaining on trees after April 30<sup>th</sup>, the homeowner will be notified. The homeowner will be assessed a fine and the cost to remove the fruit. Trees should be trimmed to ensure no damage to shared walls.***

If you are willing to help pick fruit or need help picking fruit from your tree(s), please let us know by calling the Information Line at 480-767-5940 or emailing [casadelcieloscottsdale@gmail.com](mailto:casadelcieloscottsdale@gmail.com).

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## Casa del Cielo Pool and Spa Rules

Did you know that our pool and spa are inspected periodically by Maricopa County? Because we are considered a Community Pool, we must adhere to specific codes, rules, and regulations enforced by the County. Failure to do so could result in a fine to your HOA.

**Most recently, the County noted that one or both of the Pool Gate(s) were propped open. Please Note: Gates must be latched and locked at all times. Do not leave the gates unlocked.**



### Pool and Spa Rules

- No glass in the pool area. Glass is not permitted in coolers or at tables in the pool area.
- The spa is not a children's play pool.
- Please return chairs and lounges to where you found them.
- If you use the bathroom, please make sure the door is locked and latched when you leave.
- Please respect your neighbors. This is a community pool.
- Keep noise level to a minimum.
- Residents should accompany guests.
- Gates must be locked at all times.
- Warning: No lifeguard on duty.
- No diving in the pool.
- Children under the age of 14 may not use the pool without adult supervision.
- Children under 5 years old are not allowed in the spa.
- Swim diapers must be worn if incontinent or not potty trained.
- No smoking (including vaping).
- No garbage, such as animal waste, dirty diapers, or glass should be left in the pool waste receptacles.
- No pets in the pool area.
- Please shower before entering the pool.

The pool and spa are for homeowners/residents, registered renters, and their guests ONLY. We are aware of a former homeowner using the pool and ramada area illegally. This is not permitted and should be reported to the HOA.

Each household has one pool key. In order to keep our pool/spa safe and clean, pool keys are NOT to be duplicated and are to stay with the home when it is sold. If you need a new pool key, please contact the HOA. We appreciate everyone's cooperation in keeping our pool and spa area clean and safe.

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## New 2026 CdC Board Members



*Thank you to all who took the time to vote for our new board members! [Casa del Cielo](#) is one of the few remaining HOAs with an all-VOLUNTEER Board of Directors and Committee Members.*

- We're proud to be recognized as a top-performing HOA by Scottsdale Ranch Community Association, Integrity First Property Management, several realtors, and homeowners. Thank you!
- It's because of volunteers that we're able to keep the HOA running smoothly, maintain a beautiful pool and spa, and keep our landscaping and common areas looking nice. We volunteer to keep our HOA assessment reasonable---and to maintain property values for ALL homeowners.

**Tom Krebs: President**

**Dean Johnson: Vice President**

**Kathy Hippensteel: Treasurer**

**Becky Gall: Secretary**

**Mike Zoretich: Member-at-Large**

*A HUGE thank you to our Committee Members and community volunteers who help all year long! We couldn't do it without you!*

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## Did You Know?

- **Leasing Your Home:** You must fill out the Casa del Cielo [Lease Agreement](#) and notify GUD Property Management and Scottsdale Ranch. Renters need to be made aware and follow the HOA rules and regulations just as a homeowner. It is the homeowner's responsibility to inform the renter of the rules.
- **Signage:** No signs (including commercial) may be erected or maintained on any lot or parcel that is visible from neighboring properties, except for specific exceptions. Political signs are permitted no earlier than 71 days before the Primary Election and must be removed no later than 15 days after the election. See the [Admin Architectural Rules and Guidelines](#) for clarification.
- **Hazardous Waste:** Residents can properly dispose of these materials at the free Home Household Hazardous Waste Collection during August, September, October & November. This service is offered to 200 Scottsdale residents per month on a first-come, first-served basis. Schedule an at-home pick-up by filling out the registration [form online](#) or calling 480-312-5600. Proof of residency required.

- **Scottsdale Ranch:** You can stay connected and learn important information about Scottsdale Ranch by visiting the [website](#), signing up for weekly email blasts, registering for the homeowner portal, and downloading the CommunityLink app for your tablet or phone.
- **Architectural Applications:** Painting, pavers, windows, garage door, light fixtures, new roof, cameras, etc.) must first be approved by the Scottsdale Ranch Architectural Committee and then Casa del Cielo ACC for approval. Architectural applications are available at the Scottsdale Ranch Community Association's website at [www.scottsdaleranch.org](http://www.scottsdaleranch.org).

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Have questions? 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).

