



Community Newsletter – October 2025

Highlights

Please refer to the Integrity First Property Management, LLC website at <https://members.integrityfirstpm.com> for an overview of Casa del Cielo's financials. For questions about your HOA payment, please call IFPM at (623)-748-7595

The next HOA Board meeting is scheduled for 5 p.m., November 24th at the pool.

Can You Help on the Nomination Committee?

Casa del Cielo HOA is looking for two volunteers to serve on the nomination committee. The nomination committee is responsible for meeting with candidates and providing them with information about serving on the board of directors.

Tom Krebs is Chair of the Nomination Committee. If board candidates choose to meet, the committee must be available to meet with a candidate before December 8, 2025. Candidates may choose **not** to meet with the Nomination Committee.

Please email casadelcieloscottsdale@gmail.com or call (480) 767-5940 if you can help serve on the Nomination Committee.

Call for Candidates



Casa del Cielo HOA has two board positions opening in 2026. Board members serve a three-year term and may be required to comply with the new Corporate Transparency Act (CTA).

Help keep our HOA dues low and volunteer to serve on the board of directors. Please submit your name, contact information, and a brief bio to casadelcieloscottsdale@gmail.com by December 1, 2025.

Ballots will be mailed to all homeowners, and returned ballots will be counted at the **Annual Meeting** scheduled on Monday, January 26, 2026.





Join Us for November Brunch at Chompie's

When: Friday, November 7, 2025

Where: Chompie's Restaurant

9301 E. Shea Blvd. (Shea & 92nd St. next to Sprouts)

Time: 11:30 am – 1 pm

Please R.S.V.P. to Leslie Sharp at ldutri@cox.net or call 480-694-9884 by Thursday, November 6, 2025.

Thank you to our Social Committee members, Paula Hoff, Carmen Padgett, and Leslie Sharp, for their assistance with this event. Visit our website at www.casadelcieloscottsdale.com.

Holiday Decorations Coming Soon!



*****Mark your calendar and come out to help decorate the neighborhood with holiday decorations on Saturday, November 29th, at the pool, beginning at 9 am until we're done! It goes by quickly, and the more the merrier! Refreshments provided.*****

CdC News & Updates

- **Community Wide Sale this Saturday, November 1st, from 7 a.m. to 1 p.m.**—signage will be placed at entrances of participating subdivisions. Shoppers maps are on the Scottsdale Ranch website <http://www.scottsdaleranch.org> the morning of the sale. *Please drive slowly throughout the community.*
- **Pool Ramada—heads up!** The Pool and Spa Ramada area is being painted the first week in December. Watch for more information.
- **Landscape Changes to Your Front Yard--**Residents requesting any changes to their front yard landscaping must fill out a Landscape Request Change form available on our website <http://www.casadelcieloscottsdale.com> and submit the change form via email at casadelcieloscottsdale@gmail.com.
- **Curb Addresses--**Addresses painted on curbs are to be numbers only. Black number on white background. Special designs are not permitted (for example: American flag, Sparky, Cardinal emblem, etc. are not allowed). Residents can borrow a free Curb Painting Kit from the city's Citizen Service Department by calling 480-312-3111. For more information visit <https://www.scottsdaleaz.gov/neighborhood-programs/curb-address-painting>.
- **Brush & Bulk Removal is scheduled for the week of November 10th.** The schedule is on the website www.casadelcieloscottsdale.com under Events. Place brush and bulk piles out no later than 5 am on the Monday of collection week. However, you can put it out as early as Wednesday, the week before.
- **Architectural Changes--**Architectural changes to the front of your home (painting, pavers, windows, garage door, light fixtures, new roof, cameras, etc.) must first be approved by Scottsdale Ranch Architectural Committee and then Casa del Cielo ACC for approval. Architectural applications are available at Scottsdale Ranch Community Association's website at www.scottsdaleranch.org.
- **Thirsty Thursdays!** Thirsty Thursdays will start up again in January 2026. Be on the lookout for the third Thursday of each month beginning in January, 4 p.m. at the Pool. Residents can bring munchies and drinks, and enjoy neighborly conversation. (No glass containers, please.) Watch for more information.

Happy Birthday to residents with birthdays in October!

