



Board Meeting Minutes

Location: CdC Pool Ramada

May 24, 2021

PRESENT: Randy Vogel, Nadine White, Tom Krebs, Diana Love, Kathy Hippensteel, (Frieda Vogel)

Presentation: Neighborhood Block Watch Program by Jamie Petermann, NH Watch Coordinator, City of Scottsdale

Prior to the board meeting, members were presented information about the benefits of implementing a Neighborhood Block Watch program within Casa Del Cielo community. Some of the benefits include: Crime reduction and greater sense of security (reduced fear), improved quality of life in neighborhoods/streets, and an opportunity for neighbors to get to know each other and work together for the safety of their community. See New Business.

CALL TO ORDER: The meeting was called to order by Randy Vogel, President at 5:25 pm.

APPROVAL OF MINUTES: Minutes of April 26, 2021 were previously approved by the board via email.

COMMITTEE REPORTS:

Finance

Tom Krebs, ACC/Treasurer, reported that the financials for CdC continue to be ahead of budget in revenue and under budget in expenditures. It was a very good month for maintenance reserve resale fees with a gain of \$1,848 and an additional \$300 in inspection fees. **N. White motioned to accept financials; 2nd by K. Hippensteel. Motion carried.**

Architectural

Tom Krebs, Architectural Control Chair (ACC), reported that the city of Scottsdale's Street Department sent out a representative to look at the street signs within CdC to be replaced or painted. It was determined by the City that the street signs will not be painted or replaced at this time. **Mailboxes:** The vandalized mailboxes, which occurred 5/8/2021, have since been repaired and an entire community mailbox unit has been replaced by USPS at no cost to CdC HOA. All residents were notified of the incident; a police report and insurance claim were filed. Due to damaged mailboxes being replaced at no cost, no further action has been taken through our insurance which has a \$500 deductible. **New Mailboxes:** After researching, Express Mailbox Lock Key and Repair Service LLC has been selected to replace the original community mailboxes within CdC. **N. White motioned to accept the estimate \$18,311.70, which would come out of Capital Reserves, for replacement of 11 community mailboxes, with the possibility of it being only 10 community mailboxes in which the cost would be lower, pending approval from the US Postal Service; 2nd by D. Love. Motion carried.** Express Mailbox will coordinate with the Postal Service, install new mailboxes, remove and dispose of old mailboxes, and organize distribution of keys. Review of cement pads needing repair will be done prior to installation. Residents will be notified of the timeframe.

Pool

Randy Vogel, Pool Chair, reported that the pool light has been repaired by Shield's Electric. Maricopa County provided their annual inspection of the pool on 5/5/2021 and all requirements passed inspection. AMC Locksmith has repaired the gate lock(s). Two bids were received from vendors for a more secure gate access control entry system to the pool due to the increased use, chlorine levels and overall safety of our residents. Discussion was held and put on hold until after the summer for further review.

Landscape

Randy Vogel, Landscape Chair, reported that the Olive trees at the entries have been replaced with Palo Verde trees. The brick borders will be put in place once the dirt settles in 4-8 weeks. Flowers will not be planted around the new trees in the until the trees are established. The lawns are being fertilized this month. Tree trimming schedule is as follows: Two Palo Verde trees on 100th St. and three large trees in May; all Palms are being trimmed in June. The replacement of the dead Ash

tree at 10052 San Bernardo with a Red Pistache has been done. Notices are being mailed out to residents who have not picked their fruit this past season.

Communication

Kathy Hippensteel, Communications, reported that she would like to look into updating the website and report back. It was noted that residents need to be reminded that we have a website for their convenience. She will update the Quick Reference Guide on the website with the contact numbers for the APS Transformers, Cox pedestal and telephone towers.

PRESIDENT'S REPORT

The summer months are slowly arriving and the "Valley of The Sun" becomes more than a tourism marketing slogan...Casa del Cielo will be no different as we all find a way to survive the highs of 110 to 115 degree weather, always remembering, it's a DRY HEAT.

Most homeowners will be taking leave at different times for cooler weather, whether it's the ocean waves or the mountain high Pine trees, your board will still be responding to request, questions or emails. The board will adjourn June-August but will still be conducting business, and if necessary meet. Casa del Cielo will continue to be here to welcome you home at your return.

Things are going well in the community as we head into the summer weather. The grass will transition from rye to Bermuda, our shrubbery and trees will grow a little faster from all the water needed to survive, and our excellent landscape company (Desert Villa) will be performing their duties. We can also see bees taking up residence in the trees and on houses. If you notice bees in a tree in the common area, call the help line 480-767-5940 or email casadelcieloscottsdale@gmail.com. The HOA will take care of bee removal in common areas and front yards. If they are on a house, it is the homeowner's responsibility.

To keep you informed, the city of Scottsdale sprayed the community manholes for roaches. So, if you have a few show up recently that would be the reason. City of Scottsdale is always trying to keep our community healthy.

Suggestions for homeowners to help keep our community beautiful:

- **Utility Box** -- If you notice a utility box on your property that needs attention (paint / repair), you can call the provider to request service. Have box number and nearest address, so it can be easily located.
 - APS transformer box – Leaking/Paint/Street Light Out 602-371-7171
 - Cox pedestal repair – 1-800-234-3993
 - Telephone tower – Century Link 800-244-1111

Over the years, we have noticed the utilities respond quicker if homeowners make their request known.

- **Pool** -- We currently have cleaners once a week for the pool area. Please help our homeowner volunteers in keeping the pool area shipshape by returning chairs and lounges back to original location so it is ready for the next homeowner.
- **Trash cans** – I know they take on a particular aroma in the summer... but they need to be kept in the garage or out of view during the week until placed out for pick up. Remember trash bins may be placed on the street up against the curbs (please not on sidewalk) after 5 pm and returned the next day. A plug-in air freshener can always help in the garage if needed. There are also reasonable priced (\$25 a can) residential garbage can cleaning companies (found online) to clean and get residue out of the trash bin.

As the Valley's famous rock star Alice Cooper once sang, "Schools Out For The Summer." Enjoy Your Summer/Get-A-Ways. The Board wishes you all a Safe and Cool Summer.

Respectfully,

Randy Vogel
CdC President

OLD BUSINESS

None to report.

NEW BUSINESS

The board has agreed to support and introduce the NH Watch program, in partnership with the city of Scottsdale and Scottsdale Police, to residents in the fall after the summer break. Volunteers will be needed. More information to follow.

HOMEOWNERS FORUM: Covid restrictions currently in place.

Meeting adjourned at 6:32 p.m.

Next Meeting: There are no meetings in June, July and August. Next meeting is Monday, September 27, 2021—5 pm. at the pool ramada.

Respectfully submitted,

Kathy Hippensteel