



Community Newsletter – April/May 2025

****THE BOARD MEETING FOR THE MONTH OF MAY HAS BEEN CHANGED DUE TO MEMORIAL DAY****

The CdC Board Meeting is: Monday, May 19, 2025, 5 pm; Casa del Cielo Community Pool

A.R.S. SECTION 33-1818

Parking Regulation Results



In March, Casa del Cielo HOA conducted a vote of residents per A.R.S. Section 33-1818 on allowing your HOA to continue to have the authority to regulate the public roadways in our community as outlined in our CC&Rs and Guidelines. If a vote were not held, your HOA would no longer have any authority over parking regulations in our community.

The results were UNANIMOUS for your HOA to continue regulating the parking in Casa del Cielo. See the Special Meeting Minutes at www.casadelcieloscottsdale.org for more information. Final results have been filed with Maricopa County. All residents will be emailed a copy of the Approval, and a copy will be added to our website.

Parking

On-street parking is not permitted unless both spaces in an owner's garage and both spaces on the driveway are occupied. CdC enforces this rule reasonably, recognizing that owners have visitors and maintenance personnel from time to time. CdC will enforce the "no on-street parking" rule and issue fines when neighbors complain of repeated all-day or overnight street parking.

Be Sure to Join the CdC Facebook Page



Having a garage sale? Looking for a dog sitter or willing to dog sit? Need a referral? Need your citrus fruit picked? Taking a trip this summer? Join the CdC Facebook page. Share your photos, neighbor group events, items for sale, referrals, and more.

Search for "Casa del Cielo in Scottsdale Ranch" and look for the picture you see here. Then click on JOIN.

Thank you to Jeannie Gillins for taking over as the Administrator. Residents only, please. The Administrator has the right to refuse and delete any post. Casa del Cielo HOA makes the Facebook Group information available for residents to use at their discretion. The CdC Facebook Group is not affiliated with Casa del Cielo HOA.



Have a Question? Below are answers to some of the questions that we frequently get asked:

- **How do I get a new pool key?**

There is one pool key per household, and they are not to be duplicated. Pool keys are supposed to be left in the home when sold. The cost to replace a pool key is \$25. Contact Mike Wolfe at 602-568-8754.

- **How do I submit an architectural application?**

If you need to have anything done to the outside of your home: new paint, windows replaced, new garage door, new roof, new lighting, new front door or screen door, new pavers, etc., you must first fill out an architectural application and submit it to the Scottsdale Ranch Architectural Committee. Once it is approved, it will be forwarded to the Casa del Cielo Architectural Committee. We try to get back to you quickly, but please allow a couple of weeks at least.

- **I need to paint my home. Where do I get approved paint colors?**

Scottsdale Ranch Community Association has a packet of approved paint colors for Casa del Cielo residents. You can pick it up at SRCA, 10585 N. 100th St., during business hours.

- **What do I do to have plants or the landscaping changed in my front yard?**

You will need to fill out and submit a Landscape Request Change Form to the Casa del Cielo Landscape Committee. The form is on our website at www.casadelcieloscottsdale.com under Documents and Forms.

- **Can I have a garage sale at my house in addition to participating in the Scottsdale Ranch Community-wide Sales twice a year?**

Yes, Scottsdale Ranch allows garage sales anytime. Only one sign is allowed in your front yard. We recommend advertising in the newspaper, Craigslist, the CdC Facebook Page and Nextdoor.com.

- **Do I need to get a dumpster or a moving POD approved?**

Yes, you'll need to fill out and submit to Scottsdale Ranch the Dumpster POD Portable Restroom Request Form on our website www.casadelcieloscottsdale.com under Documents and Forms.

- **When can I place Brush Trash out?**

<http://www.casadelcieloscottsdale.com/events.html> Per SRCA community rules, bulk trash should not be placed at the curb any sooner than the Wednesday before the week of the scheduled pick up.

- **Who can I call to have bees removed from my property?**

If swarms of bees land on your property or your home, it is the homeowner's responsibility to have them removed. If they form a beehive in the common areas of Casa del Cielo, the HOA will have them removed. Beehives on or in the walls of homes can be very damaging if not tended to quickly. Contact: The Beekeeper, Jerry Keele at 602-274-0400 or Punch Honeybee Company, Dan Punch at 602-377-2205. CdC does not endorse these companies. Names are provided for use at your discretion.



- **How do I get a new mailbox key?**

Casa del Cielo HOA does not have access to anyone's mailbox or keep extra mailbox keys. If you misplace your mailbox key, contact Express Mailbox Lock, Key & Repair at 480-440-4424 or Sabrina Freeman 480-528-0570.

- **Who do I call about my HOA payment or have a question about my account?**

Integrity First Property Management handles all the financials and HOA fee assessments for Casa del Cielo community. Please contact Gisele Norberg at 623-748-7595 if you have a question.

- **What are the fees for selling my home?**

The home purchase fees are listed on our website at www.casadelcieloscottsdale.com under Documents page. The form is called the CdC Home Purchase Fees.

For answers to other questions, please visit the website at www.casadelcieloscottsdale.com, call the Hotline at 480-767-5940, or email casadelcieloscottsdale@gmail.com.

Tech Time With Mark and Jena

Have questions about your smartphone, tablet, laptop, or other device? The Via Linda Senior Center is here to help! Bring your device and your questions to this FREE individualized tutoring session designed for you.



WHEN: Second Thursday of each month (Mark your calendar)

TIME: 9 a.m. – 11 a.m.

WHERE: Via Linda Senior Center, 10440 E. Via Linda, Scottsdale, AZ

No registration is required.



Reminder to please observe the POOL Rules when using the pool and spa. No glass containers, pick up your trash, and please return chairs and lounges to their original positions. Keep the gates locked.

Have a Great Summer Everybody!

Mail your HOA payments to: Casa del Cielo HOA, PO Box 66758, Phoenix, AZ 85082-6758

Need **HELP**, contact us at 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. To contact Integrity First Property Management call 623-748-7595.

**Happy Birthday to residents with birthdays in April, May, June, July, and August!!
See you in September!**

