



Community Newsletter – February/March 2025

Board Meeting: Monday, March 24, 2025, 5 pm; Casa del Cielo Community Pool

Your HOA Board for 2025

CdC HOA operates with five members on the board of directors. At the end of 2024, we had one vacant position. Despite the call for nominations, there were no volunteers so the board was pleased to be able to appoint Tom Krebs.

Tom served on the board from 2021 – 2023 as Treasurer, Member at Large, and President. He was the ACC Chair and remains active on the Architectural Committee. Tom has a Doctorate and is retired as Superintendent of the Paradise Valley School District. Tom Krebs will serve on the board of directors from January 2025 to December 2027.

At the beginning of each year, the board of directors meets to select new board positions:

Casa del Cielo Board Positions for 2025

Tom Krebs, President
Ginny Bertoncino, Vice President
Kathy Hippensteel, Treasurer
Paula Hoff, Secretary
Mike Zoretich, Member-at-Large

Minutes of the Annual Meeting in January and February board meeting have been posted to our website www.casadelcieloscottsdale.com for your review.



Congratulations to Chili Cook-Off Winner Jeanne Balding

Thank you to all residents who attended **January's Annual Meeting** and the Chili Cook-Off potluck! It was a great turnout and a nice time for everyone. **Congratulations to Jeanne Balding as the 2025 WINNER and for taking home the "traveling" chili apron and nice gifts from the Scottsdale Ranch Community Association!**

This year's chefs included **Jim Bertoncino, Jeanne Balding, Tom Krebs, JD & Katy Ogles, Randy Vogel!** Notably, all the chili entries were delicious and they all deserve prizes. Thank you for your entries.

Thank you to the Chili Cook-off judges **Diane Botica of Scottsdale Ranch, John Hippensteel, Pat Good, and Camilla (Cam) Clark.**

Parking on the Street—NEW LAW !! Read On....



It's Not Just About Street Parking

In 2023, the Arizona State Legislature passed HB2298, now [A.R.S. Section 33-1818](#), which applies to planned communities with public roadways. A.R.S. 33-1818 only applies to planned communities that meet all of the following criteria:

- The planned community is no longer under Declarant control;
- CC&Rs were originally recorded before January 01, 2015;
- CC&Rs include on-street parking regulations; and
- The roadways within the community are public.

Because Casa del Cielo meets ALL of the criteria above, we as an HOA and planned community must have a vote of the residents for CdC HOA CC&Rs to continue regulating the public roadways in our community.

A required quorum vote, one-tenth of the votes from CdC residents, shall be met either in person at the March board meeting and/or by emailed ballot. All residents will have the opportunity to vote.

- **A Vote AGAINST---will allow RVs, commercial vehicles, oversized vehicles, vehicle storage, portable bathrooms, storage pods, boat trailers, motorcycles, golf carts, etc. to be parked on the streets during the day and overnight in Casa del Cielo. Your HOA will no longer have the authority to regulate the public roadways in our community.**
- **A Vote FOR—will allow your HOA to have the authority to continue to regulate the public roadways in our community as outlined in the CC&Rs and Guidelines.**

The Casa del Cielo board of directors strongly supports this measure and encourages you to vote FOR this measure.

If residents vote to continue the authority to regulate our public roadways, the board of directors will record in the office of the County Recorder that Casa del Cielo HOA confirms that our planned community continues to regulate the public roadways.

If the vote fails or if we do not hold a vote of residents, we will no longer have the authority to regulate the public roadways. This authority will be permanent, and we cannot change it after June 30, 2025.

WE WILL HAVE BALLOTS AT OUR MARCH MEETING FOR RESIDENTS TO VOTE. Ballots will also be emailed. Ballots can be returned via email, brought to the board meeting, dropped off at the Vogel's residence (across from the pool on San Salvador), or mailed. Instructions will be on the ballot.

The deadline to vote is Monday, March 24, 2025.

Fruit Removal Policy—Deadline April 30th

A friendly reminder to please remove the citrus fruit from your tree(s) by the end of April. Fruit not picked from trees attracts roof rats and other pests if left on the tree too long.

If you need help picking the fruit from your trees or would be interested in helping to pick fruit, please let the HOA know. We have also contacted the local Boy Scout Council, and they have promised to spread the word with various local troops for a community service project. If we hear back, we'll let you know.

In addition, please deter from putting out bird seed and food scraps, which can attract rodents, coyotes, and javelinas. Thank you!



The CdC Website Has Answers to Many HOA Questions

www.casadelcieloscottsdale.com



Scottsdale Ranch Community-wide SALE!

Saturday, March 22nd

7 a.m. – 1 p.m.

Scottsdale Ranch Neighborhoods

If you have a few items for the upcoming Community-wide sale and want to make it a Casa del Cielo community-wide sale, Paula Hoff, Secretary of the HOA and Neighborhood Watch Captain, has volunteered to host a CdC multi-family garage sale on her driveway at 9370 N. 100th Place. Please contact her at 480-848-9228 or email her at paulahoff9@msn.com for more details.

Residents holding individual yard sales and would like their address to be listed on the Scottsdale Ranch Shopper's Map will need to register at www.scottsdaleranch.org by March 14th.

Mark Your Calendar—March Social Event

Lunch at George & Sons Asian Cuisine, 11291 E. Via Linda, Scottsdale

Friday, March 28th

11:30 a.m.

Watch for more information! All residents are invited!

Enjoy a few photos from February's Social Event at Giovanna's Pizza!



We can report that the food is excellent at Giovanna's Pizza in The Mercado at Scottsdale Ranch.

Thank you, Giovanna's!

Reflective Curb Address Painting



Last year, names and addresses were gathered from residents who signed up to have their curb address repainted. A few **bold volunteers**, namely Tom Krebs, Ginny & Jim Bertoncino, and John & Kathy Hippensteel, waited for the weather to cool and took on the project.



How hard could it be? During the two-day project, they learned A LOT about painting curb addresses, talked with friendly neighbors, and had a lot of fun! We're not sure they'll take on a project like that again soon, BUT...if you want to have your curb address painted, it's easy to do yourself. The city of Scottsdale loans out curb address painting kits. Contact Ross Heyl at (480) 312-2832 for more information. Also, your HOA has limited supplies available for your use.

HOA rules require curb addresses to have a white background with black numbers. No special designs like sports emblems, flags, etc., of any kind are allowed in Scottsdale Ranch.

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

Happy Birthday to residents who have had birthdays in February and March!

