

# *Hillcrest IX Highlights*

## Newsletter of the Hillcrest IX Homeowners' Association

### Fall 2021

#### *News from the Board of Directors*

It has been a very busy year between the Governing Documents update initiative and the storm damage clean up.

The Governing Documents initiative was a massive undertaking that was successful because of the dedication of homeowners who served on the committee, attended forums, followed along on the GDRC webpage and offered feedback that resulted in much better documents than just the Board working alone with an attorney could have produced. Although the process undertaken was much time and energy, it was well worth the result! Our community only requires a simple majority (61) to amend the CC&R's and a quorum threshold based on absentee and in-person ballots to amend the Bylaws. The fact that both the CC&Rs and the Bylaws passed in excess of 2/3 is phenomenal!

Following the amendments to our Governing Documents, the Board has finalized and or updated the following documents. The Fine Policy/Schedule, Rental Registration Form, Architectural Guidelines (with updated paint colors!!!), Architectural Change Request Form, and a Nomination Form to nominate candidates for the Board of Directors. All documents can be found on our Association's website at [www.hillcrest9.org](http://www.hillcrest9.org).

As always, if you prefer paper copies of the documents, please let us know and we will be happy to arrange delivery. If you have any questions regarding the new and or updated documents, or questions generally, please reach out to the Board via email at [hoaboard@hillcrest9.org](mailto:hoaboard@hillcrest9.org), or via call/text.

V.P. Michael Hinson continues to lead the Records Project. He completed uploading the Lot Files to electronic storage and will be working with Board President Jesse Culty on uploading the archive files next.



We are pleased to announce that after 34 years, we will be completing the Public Multi-Use Trail that was established in 1987

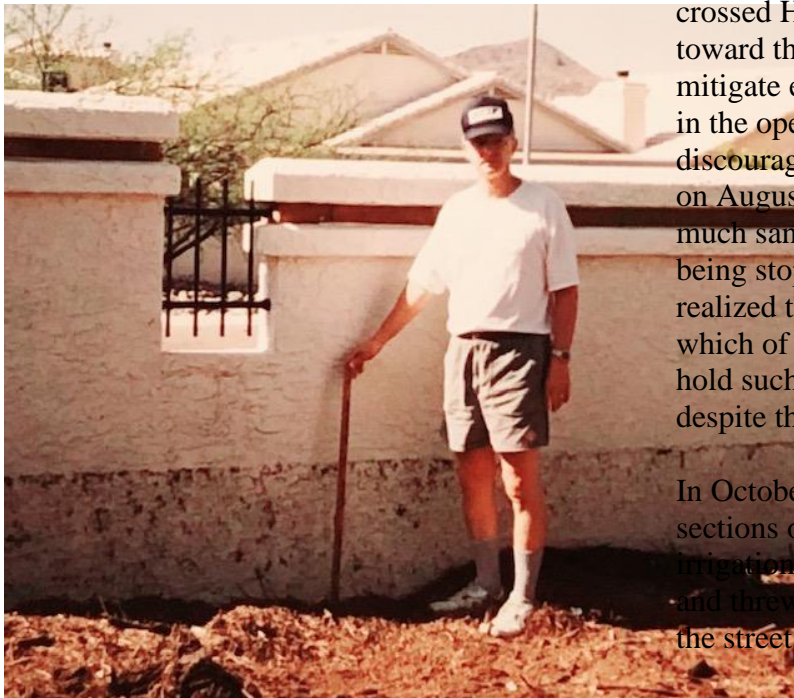
through a negotiated agreement between Hillcrest IX HOA and Point Mountainside Golf Community. The Boards of Hillcrest and PMGC, in conjunction with the City of Phoenix Natural Resources Division, will be hosting an all-volunteer trail grooming project on **Saturday, November 6th, from 7:00 a.m. to 10:00 a.m.** Parks Preserve Supervisor, Claire Miller and ranger staff will provide a tool trailer and will lead volunteers in the trail grooming process. All residents are invited to come out and meet the neighbors and join in the fun of this community project. We will be dedicating a trail sign along the easement for this special occasion and to mark completion of the trail.

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## Monsoon 2021 ~Déjà vu?

Listen to the climate experts and you would think our taps would have run dry by now, but after such a long drought, we were all grateful for the five days of steady rain received earlier this summer. Then on Friday the 13<sup>th</sup>, an epic storm hit at 9:00 p.m. For three sustained hours, what sounded like the roar of a freight train or jet engine that could be heard blocks away, was a landslide of rocks, silt and sediment tumbling down Lookout Mountain through the drainage tunnels above our subdivision and under Acoma, through our arroyo and out onto Hearn Road.

If you have lived in Hillcrest for any length of time, you know these epic storms are never a matter of if, but a matter of when. Past Board meeting minutes and photos in our archival records capture these events.



*August 13, 1995. Former Board President, John Wallick stands at the south end of the arroyo with a yardstick to measure the height of the water line.*

Different measures have been incorporated over the years to limit flood damage to the infrastructure at the south end of the arroyo. The asphalt walking path, for example, stopped at the wall and was connected to a rock lined path along the wall to get across. Of course the path always washed out after each major rainstorm. In 2005, flagstone, seated in mortar, took the place of the dirt path. The flagstone has held up well for the most part, with occasional shoring up of the mortar seating after heavy storm years.

The arroyo was completely open to Hearn Road until 1994, when homeowners approved a wall to be constructed to reduce noise and walk-through traffic from the new subdivisions being built around us. In order to sign off on the construction, the city required us to incorporate drainage openings in the wall where the main wash channel crossed Hearn Road, grade the channel toward the openings and install river rock to mitigate erosion. Small grates were installed in the openings as a safety measure to discourage entry from Hearn. An epic storm on August 13, 1995 (photo left), resulted in much sand, silt, rock and vegetation debris being stopped at the wall. We quickly realized that we had constructed a *dam*, which of course the wall was not designed to hold such pressure. Out came the grates, despite the lingering safety concerns.

In October 2014, another epic storm tore out sections of the flagstone path, damaged the irrigation line on the south side of the wall, and threw our drainage river rock out into the street.

In 2018-2019 recommendations were obtained from the city's flood plain management department, a retired flood

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manager from the City of Scottsdale (who designed Indian Bend Wash), and several contractors. The consultants generally agreed on three types of drainage systems: Replace the river rock, which tends to roll in floodwaters, with heavy rip rap (angular rock) that is less likely to wash away; gabion basket/mattress system; grouted rip rap (rocks cemented in place (see an example on 12<sup>th</sup> Street south of Hearn), and combinations thereof. We obtained bids on the different types of systems, which ranged from \$12,000 - \$39,000. At the time, the rip rap system was selected due to its affordable cost.

When we upgraded our drainage system to rip rap in early 2020, the main wash channel had substantially migrated southwest, so we had to regrade and fortify the banks to direct the flow back toward the drainage openings in the wall. Rip rap was then hand laid in the channel. Our new drainage system handled steady, and on and off heavy rains perfectly. It was designed to withstand 99% of weather events. 2 inches in a day, not 3 inches in an hour.

Despite the damage sustained from the most recent flash flood, the new rip rap drainage system prevented bank shear (new channels being cut in the main wash) and protected the flagstone path on the north side. The regrading also directed the flow of storm water toward the drainage openings so there was minimal water pressure along the wall. The irrigation line on the north side of the wall was exposed but not damaged. Unfortunately the flagstone path sustained damage from runoff from the east side of the arroyo, and the rip rap basin and drainage channel south of the flagstone path was scoured out by the force of the waterfall.

Washouts from our arroyo onto Hearn Road have been a known problem since our

subdivision was built. The city recently assessed the transition area between our arroyo and the street, and has requested that we take reasonable measures to secure our drainage system. While we can and should take reasonable measures to contain the drainage area (rip rap), we cannot contain sand, sediment and rock from natural alluvial activity that occurs during flash floods. We have informed the city of this.



*August 18, 2021. Arroyo Bridge. This second storm was half the volume of storm water we received on Friday the 13<sup>th</sup>.*

At the September 7<sup>th</sup> Board of Director's meeting, the Board discussed necessary repairs to the flagstone path and potential measures such as converting the transition area from the flagstone path to the sidewalk, to grouted rip rap. Cementing down the drainage rock in this area is expected to prevent the waterfall scouring effect that washes the rip rap out into the street, as well as protect the main irrigation line on the south side of the wall. We are in communication with the city regarding this project and are in the process of scheduling the work.

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## ***Call for volunteers to serve on the 2022 Board of Directors***

At Annual Meeting each year, the Membership elects 5 homeowners to serve as members of the Board of Directors. There will be one or more vacancies to fill in 2022. It is always good to have more candidates than needed to give the membership more choice of representation. No experience is necessary; all it takes is a willingness to learn about the history of the community and operations for which the Board is responsible. Skill sets members bring from careers in private industry and public service, to include management, legal, banking, accounting, regulatory compliance, technology, landscaping/irrigation and other skills, assist in efficient and effective administration of the Association.

Hillcrest IX has been self-managed since its incorporation in 1982. That is to say, we are a *working* Board. Not only do Board members attend monthly meetings to discuss and make decisions that impact the community, we also have property management responsibilities to attend to throughout the year as well. The time commitment to serve as a director averages 5-15 hours per month, depending on the position held and the particular tasks undertaken.

The Bylaws lay out the operating guidelines and the duties for each Board position (please see copy of the Bylaws posted on our website at [www.hillcrest9.org](http://www.hillcrest9.org)). The activities of the Board include, but are not limited to the following:

- Hold monthly Board and Architectural Committee meetings.
- Respond to homeowners' questions and concerns.

- Interpret and enforce the CC&R's.
- Conduct periodic compliance tours to check for parking and property violations, as well as to note any maintenance issues in the common areas.
- Attend legal seminars and consult with an attorney as needed for issues that may arise and to ensure HOA compliance with the Planned Community Act and other regulatory matters.
- Oversee an annual operating budget of \$46,560, the Reserve Fund, and update the 5-year budget forecast.
- Conduct a tri-annual reserve study to prepare for capital improvements and costly maintenance expenses that occur at predictable intervals.
- Prepare annual tax returns and corporation filings.
- Obtain bids and contract services to conduct maintenance/repair of the common areas.
- Respond to Realtor inquiries and Title company demand letters.
- Maintain the Association's records and Lot files.
- Publish the newsletter and maintain the Association's website.
- Coordinate the fall picnic and Annual Meeting.
- Communicate with neighboring HOAs as needed regarding shared concerns.
- Communicate with the City and the police department regarding neighborhood concerns.
- Display the American flags at the Hillcrest monument wall on national and other flag holidays.

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If you would like to run for the Board in 2022, please download the Nomination Form from our website and submit it to the Board via email or U.S. Mail by **December 1<sup>st</sup>**. Paper copies of the form can be obtained upon request. Candidates' names will be included on the ballot, and candidate bio's on the supplemental sheet. If you have questions regarding Board service, please contact Board President, Jesse Cuiilty or V.P. Michael Hinson.

## ***Recognition of 2021 Community Volunteers***

In a self-managed HOA like ours, Board members volunteer their time on an ongoing basis to serve the community. However, no 5-person Board can do it all. We greatly appreciate the members who have volunteered their time this year on committees and short-term projects!

### ***GDRC***

Anne Dudley  
David Dudley  
Kayla Vronoski  
George Poetzl  
Tracy Hare  
Ray Medina

### ***Sunshine Committee***

Kathy Neuroth (Chair)  
Gail Bonneville  
Judy Nelson  
Barbara Gearhart  
Alice Couto  
Theresa Hare  
Aliesha Kuhn

### ***Newsletter Delivery***

Cheryl Joseph  
Diane Davis  
Judy Nelson  
Kathy Nueroth  
Alice Couto

### ***Printing***

Eric Knott

### ***Mutt Mitts***

Gail Bonneville

### ***Website & Communications***

Ryan Hildreth

### ***Volunteer Opportunities***

Volunteering is a great way to get to know your neighbors and improve the community. We have standing committees, but if you have an idea for a committee or project that you would like to organize, please let the Board know!

### ***Grounds/Trails Committee (New)***

This is an outdoor project-oriented committee modeled after the Common Areas/Parks Committee started by resident Bill Davis in 1990. Project examples include but are not limited to, linseed oiling the bridge, painting arroyo signs, mortar repair, cleaning of the arroyo benches, and trail maintenance. Please contact Keith Kennedy or Jesse Cuiilty if you are interested in serving on this committee.

***Sunshine Committee*** welcomes new homeowners to our community and provides helpful information about our HOA and services in the surrounding area. The Committee also enjoys getting together a few times a year for brunch! If you are interested in serving on the Sunshine Committee, please contact Kathy Neuroth (602-509-1023).

***Landscape Committee*** advises the Board on vegetation replenishment and needs and issues that arise in the common areas. If you are interested in serving on the Landscape Committee, please contact Board member, Keith Kennedy

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## ~Homeowner Highlights ~

### *Joe and Melanie Drazkowski*



Joe hails from Milwaukee, WI. He moved to Arizona with his family (six kids) for his dad's health in 1968. I'm an Air Force brat originally from Albuquerque, New Mexico; we moved here in 1967 after our transfer to Saudi Arabia was stopped due to the Six Day War.

We have lived and loved 31 of our 44 years of marriage right here at the end of the cul-de-sac on Winged Foot Road. We moved here in 1990, right after Joe finished his medical school education at the University of Arizona in 1989. The house was a bank repo, so it was a something we could afford. It was originally a model with rather "avant-garde" décor, with its royal blue shag carpeting, psychedelic wall paper, etc., but the Lot was stunning. Joe could see the potential of a long-term future here. He was working as a Resident at St. Joe's, Barrow Neurological Institute so he only had a 20-minute commute, and my work at Amex and Schwab made the location ideal.

Our daughter, Chrissy, was five years old when we moved to Hillcrest. She attended Lookout Mountain Elementary School on a variance just prior to attending Most Holy

Trinity for 7th and 8th grades and then Xavier High School. There weren't many kids her age here then but that wasn't an issue with lots of friends at school.



We love being near the mountains for the views, the hiking, walking or riding our bicycles. The array of wildlife here is so incredibly special: we have many quail families, bunnies galore, Harris Hawks, peach faced love birds, white-winged dove families, bull snakes, squirrels, lizards, coyotes, bobcats, racoons, javelinas and the occasional roadrunner- beep beep - these all make Hillcrest IX unique.

Communities with HOA's can be a mixed bag, but over the years our HOA Board has been made up by some pretty dedicated folks that care about our neighborhood. Somehow, I managed to be on the Board about 10-15 years ago: I can't remember anymore; but I felt like giving back, so I did my best for two years. It's a great experience; I applaud anyone for giving it a try.

One of the most special things about Hillcrest IX is there is such a strong sense of community. We have built lifelong friendships with many of our neighbors. We pull out each other's garbage cans or put them away for one another. We help

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decorate for the holidays and exchange goodies, which is great! We also keep in touch with each other about open garage doors and we help each other when we are ill or out of town, it's the best! Joe has had some large parties for his work at the Mayo Clinic - medical students, residents etc. Our family of neighbors have offered up their driveways and even **helped valet** our guests to our home!!!! We didn't even ask, they just helped us out! Where else do you find this level of love and support?



*Melanie visiting her long-time next-door neighbor, Dave Rezab, who moved to a care home in 2019. Dave passed away in May. We miss you, Dave!*

Our home has good bones, but it's always needed some degree of enhancement: a pool, hot tub, fencing, landscaping, major interior remodeling; it's always something, right???? While we would have loved to have added on to our home - in fact we still have architectural plans to do so- we never did. Now we don't have to "downsize". We were blessed that we could afford a second home in Flagstaff. Hop on the I-17 and we are there in two hours! Had we not bought the home in Flagstaff 18 years ago we might have added on but we held off. A third car garage bay is, however, still on our wish list. Any of you that know Joe and his penchant for acquiring motorcycles and cars will understand!

## Block Watch News



Hillcrest IX Block Watch has a Google Groups distribution list. If you would like to be added to that list please send an email

request to Anne Dudley, at [annedudley1@gmail.com](mailto:annedudley1@gmail.com).

In addition, the city hosts several Block Watch meetings per month around the community. Dates, times, and locations can be found at the Black Mountain Community Alliance website and the Phoenix Block Watch website. Contact Michael Hinson if you would like to learn more about the meetings.

Hillcrest 9 is registered with the City of Phoenix as a Block Watch Group. The contacts are:

Michael Hinson	206-913-9486
Alice Couto	774-526-0617
Cheryl Joseph	602-448-3619

## Home Improvements/Architectural Guidelines



Please review the CC&R's Architectural Control sections 4-7 and the Architectural Guidelines. Many exterior changes require an Architectural Change Application. Both the CC&R's and applications are posted on our website for your convenience, or you may request a copy from any Board member. The purpose of the review process is to ensure that improvements are made in harmony with existing structures, height of structures, and location with respect to

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topography and finished grade elevation among other requirements. Applications are reviewed monthly, but if you are concerned about the timing of getting your application reviewed and approved, you may wish to submit it well in advance of commencing your project.

## ***Parking Restriction Reminder***

Our CC&R's prohibit parking on the street between the hours of **2:00 AM – 5:00 AM**, but does allow for an occasional parking variance. Should you have overnight guests in town and need a parking variance, please email the Board or contact any Board member. We will be happy to work with you on short term parking arrangements.

## ***COMMUNITY CALENDAR***



**All-Volunteer Community Trail Project**  
7:00 a.m. to 10:00 a.m.  
Saturday, November 6th



**Fall Picnic**  
12 Noon to 2:00 p.m.  
Saturday, November 6th



**Annual Meeting 2022**  
10:00 a.m. to 12 Noon  
Saturday, January 22

**Website:** [www.Hillcrest9.org](http://www.Hillcrest9.org)  
**Email:** [hoaboard@hillcrest9.org](mailto:hoaboard@hillcrest9.org)  
**Address:** P.O. Box 9972,  
Phoenix, AZ 85068

## ***Bulk Trash Pickup 2021***

Hillcrest 9 falls in Area 11 (South of Bell Rd, North of Cactus Rd, between 12th and 24th Streets)

Placement begins on **October 23**  
Collection begins on **November 1**

## ***2021 HOA Board & Architectural Committee Meetings***

HOA Board and Architectural Committee meetings are held at 5:00 p.m. at the Fountain of Life Church (in the foyer where Annual Meeting is held), 1055 E. Hearn Road. Virtual meeting connection via Zoom will be sent out via email to all members in advance of the meeting. We look forward to seeing/hearing you there!

Monday, October 4  
Monday, November 1  
Monday, December 6  
Monday, January 3

## ***Board Contact Information***

**Jesse CUILTY- President**  
602-882-9027 (call/text)

**Michael Hinson - Vice President**  
206-913-9486 (call/text)

**Jeremy Kuhn – Treasurer**  
602-677-4266 (call/text)

**Daryl Davis-Ferra - Secretary**  
623-533-2282 (call/text)

**Keith Kennedy – Director**  
602-809-2741 (call/text)