

HILLCREST IX HIGHLIGHTS

Spring 2025 | Beat the Heat Issue

A Flood of Savings!

Ryan Hildreth, Hillcrest HOA Treasurer, found a new way for our community to water more efficiently by researching and suggesting the installation of a master valve that turns water off when watering zones are not in use. This minimizes water loss from small, hard-to-find leaks and has saved Hillcrest IX significant money!

Our water bills have been reduced by 80%, from an average of \$672 per month (August - December 2024) to \$133 (in January 2025). Installed on December 27, 2024, the upgrade cost \$2,400, but is projected to save Hillcrest IX approximately \$5,000 over the course of the coming year.

The valve helps system parts last longer, too - for a huge savings today, and a ripple effect of reduced costs well into the future! - *Thanks, Ryan!*

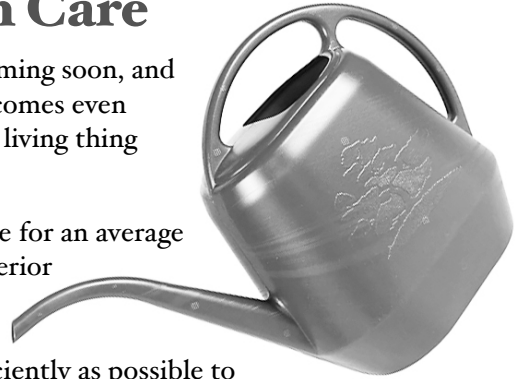
Welcome Home

A warm welcome to new Hillcrest homeowners. We're so happy you're here! Feel free to attend an HOA meeting and meet some of your new neighbors. HOA meeting details are on the back.

Water with Care

The summer heat is coming soon, and when it does, water becomes even more precious to every living thing in the valley of the sun.

The highest water usage for an average Phoenix resident is exterior plant watering. So, it stands to reason that we should water as efficiently as possible to keep our plants healthy and our money from literally evaporating.



According to our neighbors, Moon Valley Nursery, the best time to water is between 4:00 AM and 6:00 AM, and they recommend avoiding watering mid day or later. Afternoon watering can actually cause more stress to plants and watering at night can promote the growth of mold or fungus on plants.

It's also important to water slowly and deeply so water can penetrate the soil at least 12 inches for small shrubs and ground cover, and several feet for trees with large root systems. You can check water penetration by poking a piece of rebar into the ground to find the softer, wetter soil.

Desert plants can be watered every 3 or 4 days in the summer, while more lush tropical plants might require water daily.

Finally, move the water to the edge of a plant's canopy, rather than keeping it close to the trunk. This allows roots to reach the water you're providing and ensures healthy root growth. Many a tree falls in a summer wind storm because the drip line that was installed when the sapling was planted has never been moved away from the tree's trunk, so the tree's roots don't adequately spread out.

Be Cool at the Ice Cream Social on June 1st

Head to the arroyo on Sunday (or Sundae...) June 1st for Hillcrest IX's very first ice cream social! You won't want to miss a selection of Cold Stone ice cream, complete with cones, 5 different toppings and even a non-dairy option if you prefer! Lick the heat and enjoy a treat from 7:30 PM to 9:00 PM at the west side entrance of the arroyo. Can't wait to see you there!

2025 Hillcrest IX HOA Board

Rob Hunter - President

602 228-2311

Krista Rabe - Vice President

480 323-9054

Ryan Hildreth - Treasurer

603 781-5506

Anne Dudley - Secretary

928 707-1680

Darla Williford - Director

602 790-7157

Important Phone Numbers

Non-Emergency Police

602 262-6151

Bulk Trash

Pick-Up Scheduling

602 262-6251

APS Power Outages

602 371-7171

Water and Sewer

Emergencies

602 261-8000

A Sign of Things to come

Arroyo signage is being replaced to include a QR code so visitors can reference the full list of arroyo rules on the Hillcrest IX website.

2025 Hillcrest IX HOA Meeting Schedule

Board Meetings:

All meetings are held at Fountain of Life Church, located at 1055 E.Hearn Rd.

June | Monday the 2nd at 5:30 - 6:30 PM

July | Monday the 14th at 5:30 - 6:30 PM

August | Monday the 4th at 5:30 - 6:30 PM

September | Monday the 8th at 5:30 - 6:30 PM

October | Monday the 6th at 5:30 - 6:30 PM

November | Monday the 10th at 5:30 - 6:30 PM

December | Monday the 1st at 5:30 - 6:30 PM

January | Monday the 6th at 5:30 - 6:30 PM

2025 Community Events Calendar:

Ice Cream Social – June | Sunday the 1st, 7:30-9:00 PM

Tract D Cleanup – October | Saturday the 25th, time TBA

Annual Picnic – November | Saturday the 8th 12:00 PM

Annual Meeting – January | Saturday the 17th, 10:00 AM

No Need to Panic Over CC&R Notices

CC&R Violations don't include a fine in the majority of cases. The first notice: a Courtesy Notice, gives us the opportunity to correct or to not repeat the issue to avoid a fine. Most violations provide a 28-day total notice before a fine would be assessed.

HOA Board Member contact information appears on all notices, along with URL of online CC&R's, Fine Policies and Fine Schedules. Also, 'upon showing of good cause, Member requests for an extension to cure a violation shall be considered by the Board of Directors' at any point in the process. Just give us a call. We are more than willing to work with you!

Short term (less than 6 months) rentals are not allowed unless the property was purchased before February 1, 2018. Fines for short term renting will be assessed per day that the property was rented.