

Hillcrest IX Highlights

Newsletter of the Hillcrest IX Homeowners' Association Fall 2019



Counting our Blessings

By Sally Krzykos

The Krzykos Family has had the great fortune to live in our little unknown neighborhood for 37 years. From New York to AZ, Peter made the tough choice of picking one of the 1st lots of the new build in 1982. Sally and Peter married in 1990 and Sally quickly met the wonderful neighbors. Dominique came along in 1998 and Alexander in 2002. Our children enjoyed the safety of the path behind our home and the convenience of hiking the mountain. As our friends moved on to bigger homes, Peter and Sally contemplated as to whether our home would sustain a family of four. We had built on and remodeled in 1991. This forethought was just what we needed to stay put, but the biggest factor for staying put was our open view from our back patio and our priceless relationships with our neighbors.

Our neighbors have been our Village. Sue and Dave Rezab were our children's caregivers until Sue's untimely passing, Pat Vail has been my children's surrogate grandmother (both sets of our parents had passed before we married), Jay Hawkinson has been their surrogate Uncle, Lydia Garcia helped dig the trenches for our add on, Linda Gray was Nurse Linda when

Dominique cut open her knee, Ginger Bower and Beth Hensel have provided the best goodies over the years and Bob Shepherd taught our children the safety of guns and how to properly shoot them. Whether it was Confirmation in the Church to Graduation, several other neighbors have participated in our life at one time or another.

The Krzykos Family has been blessed to be surrounded by the warmth of our Hillcrest hideaway. We look forward to many more years sipping coffee and wine, on our back patio enjoying our little slice of country, in the big city.

Bridge Dedication



Top row, left to right: the Krzykos family: Sally, Alexander, Peter, and Dominique. Diane Davis (hidden) Kamal Sethia. Bottom row, left to right: Aase Preiss, Kayla and Hazel Vronoski, and Judy Nelson.

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Fall Picnic

Saturday, November 2nd was a gorgeous day for a picnic, with clear blue skies and temps in the low 80's. Over 50 residents turned out to enjoy good food and friendly conversation.

At 1:00 p.m. we gathered to dedicate the new arroyo bridge. While we had done some major repairs and patching up of the bridge over time, the 40-year-old original wood framing had succumbed to termites, necessitating a complete rebuild. The new steel framing ought to last for generations. It's not often bridges need to be replaced, and ours might be the only one in town that connects two sides of a community, making replacement, and the celebration of it all the more necessary!

In honor of the occasion, we invited the original residents present at the picnic; the Krzykos family, Diane Davis, Kamal and Mary Sethia (Mary not pictured), Aase Preiss, Judy Nelson, and our "newest resident," Hazel Vronoski to dedicate the bridge to the community. Kayla Vronoski, scissors in one hand and baby Hazel in the other, cut the ribbon for her daughter. *Some communities pass the torch to the new generation, we pass the bridge!*



Annual Meeting

Saturday, January 25, 2020

Call for volunteers to serve on the 2020 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 at least one open slot to fill in 2020, as Vice President Bob Shepard recently announced he will not be running for reelection (thank you for your service, Bob!). It is always good to have more candidates than needed to fill slots 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. 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). The activities of the Board include, but are not limited to the following:

- Hold monthly Board and Architectural Committee meetings.
- 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.

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- Oversee an annual operating budget of \$46,560 and the Reserve Fund.
- 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.
- Respond to homeowners' questions and concerns.
- Publish the quarterly newsletter and maintain the Association's website.
- Organize the Association's community events: garage sale, 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.

If you have further questions regarding Board service, or would like to be a candidate to run for the 2020 Board of Directors, please contact Jesse Cuiilty (602-882-9027) or Ryan Hildreth (603-781-5506).

2020 Committee Opportunity

The Board is seeking to establish a committee to focus on updating the CC&R's and Bylaws. Ideally, the Committee should be comprised of no less than two Board

members and three homeowners. The Committee's responsibilities will consist of reviewing the Governing Documents, identifying sections needing clarification and updates, and making recommendations to the membership as to the proposed changes, so that the membership will be informed and prepared to vote on the changes at Annual Meeting 2021. The time commitment for committee members is expected to average about 4 hours per month. If you are interested in serving on this committee, please contact Jesse Cuiilty (602-882-9027) or Ryan Hildreth (603-781-5506).

Ongoing Committees

The **Landscape Committee** advises the Board on vegetation replenishment 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 (602-809-2741) or Jim McDonough (916-803-7199).

The **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), Judy Nelson (602-799-5839) or Gail Bonneville (602-402-6010).

New Hillcrest IX website is up and running!

Treat yourself to a virtual tour of our community by visiting our new website, www.hillcrest9.org! In addition to the beautiful photos on the home page, you will find everything you need to keep up with the Association; minutes, financials, reserve study, CC&R's, Bylaws, Architectural Request forms, Community Calendar, Block

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Watch, Ongoing committees and general information. *The Hillcrest IX History page* has wonderful information highlighting the founding of our community. We have also added a gallery page for residents to submit their favorite photos of our community.



Trail 25/Bridal Path/Easement Update

Pointe Mountainside Golf Community (“PMGC”) is still conducting due diligence regarding all the public Multi-use Trail Easements that run through their property, which includes the 25’ trail easement that runs between PMGC and Hillcrest IX (the eastern boundary of our subdivision). Specifically, PMGC is trying to determine whether the city has maintenance responsibility for the trail easements that Gosnell Development Corp. dedicated to the city many years ago as part of the zoning process to obtain approval to build the subdivision.

If you attended Annual Meeting 2019, or read the Winter Newsletter, you may recall that the trail easement between PMGC and Hillcrest IX would not exist had our residents not fought for it; meetings with the City Council, Planning and Zoning Dept. and Gosnell. The result was a mutual agreement dated June 26, 1987 between Gosnell Builders and Hillcrest IX that, among other negotiated items, established the 25’ open space easement between our subdivisions. The purpose of establishing the easement was so that our community

would not be cut off from the Mountain Preserve. Over the years many Hillcrest residents have enjoyed walking “the loop,” in which they access the preserve from the top of the arroyo, walk up the mountain then return to their homes down the trail easement to Hearn Road.

Unfortunately, PMGC has historically done a poor job of maintaining the easement, allowing substantial overgrowth of vegetation to the point of creating a fire hazard and homeless and crime opportunities due to the concealment afforded by the overgrowth. As of late, some hikers or possibly homeowners on PMGC’s side of the easement have taken matters into their own hands and trimmed or cut down vegetation that blocks the path or interferes with private yards, leaving the vegetation where it was cut. PMGC’s failure to maintain extends to the failure to remove dead vegetation, adding to the fire hazard. In addition, there are some PMGC homeowners or their contractors who use the easement as a dumping ground for construction and landscape waste.

Past and present Hillcrest Boards have contacted PMGC many times over the years about the maintenance problem, largely without success. If you are not familiar with the issue, please take a walk sometime down the trail easement. Ideally, the city will take over maintenance of the easement, but based on our conversations with Parks and Recreation and the Planning and Development Department that does not look likely. We are not hopeful that PMGC will suddenly take active maintenance responsibility after 30 years of neglect.

Two PMGC representatives attended a Hillcrest Board meeting last November and discussed some options for Hillcrest’s

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consideration, including deeding the easement to Hillcrest for \$1.00.

Our current Board has conducted due diligence into what it would cost if Hillcrest were to acquire the easement and add it to our common area. Our findings are that there will be no additional cost for taxes or insurance. Once the maintenance of the trail easement has been brought up to baseline (which we would request PMGC to pay for) the ongoing maintenance cost would be marginal, approximately \$350 quarterly.

We expect to have an update from PMGC in December and will provide an update at Annual Meeting and in the winter newsletter.

Fido's Blog

Section 10 of our CC&R's state, "Pets are to be restrained in accordance with current City of Phoenix leash or restraint laws whenever outside the owner's property." Violations of this provision will result in a fine.

The City of Phoenix Ordinance, Chapter 8, 8-4 states: "No dog shall be permitted at large. Each dog shall be confined within an enclosure on the owner's or custodian's property, secured so that the dog is confined entirely to the owner's or custodian's property, or on a leash not to exceed six feet in length and directly under the owner's or custodian's control when not on the owner's or custodian's property."

Recently one of our homeowners was walking his dog on the mountain when it was attacked by a pit bull belonging to another hiker who did not have his dog leashed. Our homeowner incurred minor injuries trying to protect his dog, and his dog required Veterinary care. Unfortunately, it's becoming all too common to see hikers with

their dogs off leash. Occasionally we have seen Hillcrest IX residents and non-residents have their dogs off leash in the cul-de-sacs or in the arroyo. Although Fido can be a sweet angel at home, there is no way to predict how a dog will react to another human, dog, or wildlife when it is not fully under its owner's control.

The city's leash law and our CC&R's provision ensure safety for pets as well as their owners. Please be sure to keep your pets leashed whenever you have them outside of your house or fenced yard.

Wildlife Advisory

If you are on the *NextDoor* app, you may have noticed homeowners in our area reporting that their pets, some as large as German Shepherds and Labrador Retrievers, have been attacked by packs of coyotes. One homeowner recently reported seeing a coyote with a small white dog in his mouth. While we are very fortunate to live next to the preserve, wildlife such as Coyotes, Bobcats, Javelina and raptors can harm pets.

To minimize wildlife encounters, keep pets inside between dusk and dawn when wildlife is out foraging. Supervise pets when they do have to go out during those hours. Remove pet food and water bowls from out-of-doors, and don't throw out fruit or vegetables in common areas. Javelina in particular is drawn to fruit and vegetables. They have poor eyesight and may attack when they feel threatened. For more information on living with wildlife, please visit the Arizona Game and Fish Department on the web at <https://www.azgfd.com/wildlife/>.

Overnight Holiday Guests in town?

If you have guests in town for the holidays, please contact any Board member to request a parking variance in advance so that you will not receive a violation notice.

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Pursuant to the CC&R's Sec. 25(g)(12), all vehicles must be parked in a closed garage or on a paved driveway during the hours of 2:00 a.m. and 5:00 a.m. Failure to comply with the motor vehicle restriction will result in a fine of \$25.00

Architectural Improvements

Architectural Committee meetings are held monthly in conjunction with the General Meeting of the Board of Directors. Our CC&R's require most exterior improvements to be reviewed and approved in advance of commencing construction. Please review the CC&R's Architectural Control sections 4-6. 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. Although not exhaustive, the application lists common improvements needing architectural review. The purpose of the architectural review process is to ensure that exterior improvements are made in harmony with existing structures, height of structures, and location with respect to topography and finished grade elevation among other requirements. If you are unsure whether your project requires approval, please send an email or letter to the Board, with a description of the project and its intended use. Our Governing Documents designate the Board of Directors to also serve as the Architectural Committee. Architectural Applications are reviewed monthly at the Board Meetings. If you are anticipating or contemplating an exterior improvement, you certainly may submit your architectural application (or inquiry) well in advance of your project. Having the approval on file will ensure that you can commence your project without delay.

2019 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. We look forward to seeing you there!

Monday, December 2, 2019

Monday, January 6, 2020

Board Contact Information

Jesse Cuiilty - President
602-882-9027

Bob Shepard - Vice President
602-320-4395

Ryan Hildreth - Secretary/Treasurer
603-781-5506

Barbara Gearhart - Director
602-863-1729

Keith Kennedy - Director
602-809-2741

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