

# *Hillcrest IX Highlights*

## Newsletter of the Hillcrest IX Homeowners' Association

### Spring 2019



*By Jesse Culty*

Recently one beautiful spring afternoon I had the pleasure of sitting down with Pat Vail, one of our original residents who was very active in our community for many years. If you haven't yet had the opportunity to meet Pat and experience her warm Irish hospitality, you are in for a real treat! She'll greet you at the door (which incidentally displays an Irish welcome sign that in Gaelic means "a hundred thousand welcomes") and bring you straight into the kitchen to offer you tea, coffee and something sweet to go along with it.

A native of Kentucky, Pat moved to Arizona in 1948. Like many folks from that part of the country she and some friends headed west to California. Lucky for us, Pat fell in love with Arizona and stayed, while her friends traveled on to the coast. Asked what she loved most about this state, Pat said, "When I crossed the New Mexico line into Arizona, I took in a deep breath. The wide open desert was a release, and I felt like I could breathe. The desert expanse represented independence, openness and possibility."

Pat and her husband, Wally Vail, purchased their home on 13<sup>th</sup> Street along the arroyo in 1983. They had plans to move to Prescott within 5 years but abandoned their plan as the openness of the desert drew them to remain in Hillcrest IX. She says they both loved their home, as well as the community and friendliness of the neighbors. She spoke

of her attendance at many Board meetings and her concern for residents' safety, leading to her involvement in organizing the first Block Watch Committee in our community. Thirty-six years on, Pat says she feels the same way today as she did when she first moved to Hillcrest IX. She counts our natural desert arroyo as our community's greatest asset and loves the friendliness of the neighborhood. Asked what she would want new residents to know, Pat emphasized that she feels it is important for residents to learn the history of our community. "We have the quality of life here that we have today because of the involvement of homeowners who care about our community, and I hope to see that continue into the future."

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

On April 4<sup>th</sup>, Richard Vleerick resigned from the Board due to increased family and career responsibilities. Ryan Hildreth, our current Secretary, has stepped up to take on the Treasurer position, and will serve in a dual role as Secretary/Treasurer for the remainder of the year.

Ryan, whose career is in Information Technology, is working on modernizing our processes, including the tracking of financials and collection of dues, late fees and fines. His goal is to modernize, yet simplify processes so that incoming Board members who serve in the Treasurer role will have user friendly formats with which to work. He is also working on updating our community website.

# Hillcrest IX Highlights

Keith Kennedy has accepted the Board's appointment to fill the open Director position, which became effective April 5th. Keith and his wife Lori are Phoenix natives and have lived in Hillcrest IX for approximately 5 years. Keith is a Firefighter/Paramedic with 40 years of service. He also owned and operated a landscape company for 15 years. When asked what he and Lori like best about living in Hillcrest IX and what he desires to contribute through Board service, Keith said, "We love the community feeling here, and I hope to continue to foster that feeling as a Board member through common sense commitment to maintenance of our natural desert areas and improvement to homes in a way that maintains pride and value in our community."

In addition to his duties as a Board member Keith will oversee grounds maintenance and landscape contracts, as well as coordinate with the Landscape Committee volunteers. We are excited to add Keith's experience and leadership to the Board of Directors. Please join us in welcoming Keith to his new post!

## **The Board has set the following priorities for the year:**

- Major maintenance of the arroyo and outer perimeter.
- Repair stucco damage and repaint the wall on the south and west boundaries of the subdivision.
- Replace the east entrance arroyo sign and sand/repaint the west entrance arroyo sign.
- Contract an outside auditing firm to conduct a compilation of the financials.
- Recalibrate the reserve fund.
- Modernize financial processes.
- Update the HOA website.

- Amend the CC&R's to clarify sections needing clarification and update the fine policy.

## ***Major Arroyo and Outer Perimeter Maintenance to be conducted in May***

South Mountain Landcare, LLC ("SMLC") has been contracted to conduct major arroyo and outer perimeter maintenance beginning in June. Our CC&R's Section 1(e) require that our common areas be maintained as natural desert. SMLC has extensive experience in maintaining HOA natural desert common areas (commonly known today as Natural Area Open Space). In addition to clearing dead wood and debris from the wash areas to eliminate barriers for storm water flows, they will be trimming trees, vegetation overgrowth and clearing a 3 foot ribbon along property walls which back up to the arroyo to help mitigate fire risk. Homeowners who live along the arroyo who have specific concerns about the vegetation directly behind their property walls, please contact Keith Kennedy or Jesse Cuilty prior to May 1<sup>st</sup>.

Major maintenance of the outer perimeter will include removal of the ten Eucalyptus trees along Hearn and the palm tree along 12<sup>th</sup> Street. The 2017 Board had the Eucalyptus trees along 12<sup>th</sup> Street removed for safety and liability reasons, as APS's line clearance work over the years resulted in the trees being structurally unbalanced and leaning toward residents' homes. Despite having been trimmed, we lost one of our Eucalyptus trees along Hearn last year in a storm. The large tree fell across the road and thankfully did not cause vehicle damage or bodily injury. Like the 2017 Board, the 2019 Board recently voted to remove the remainder of the 40 year-old trees for safety and liability reasons. The Landscape

# Hillcrest IX Highlights

Committee plans to replenish the south perimeter with natural desert trees and time the replacement to take advantage of the winter planting season. The timeline will give the Committee ample opportunity to visit multiple nurseries to view the widest selection of trees and compare pricing.



## ***Parks Committee 2.0***

When Hillcrest IX was established back in the early 1980's, many residents participated in volunteer work projects around the community. Bill Davis headed up the first "Parks Committee," organizing volunteers and hosting bar-b-ques in the arroyo, which became the basis for our bi-annual picnics that were held in the spring and fall. Residents who weren't as inclined to landscaping projects came out to visit at the picnics and brought homemade dishes and baked goods for all to enjoy. Other work days were scheduled around intermittent community projects such as the one highlighted in the summer 1994 edition of the Hillcrest IX newsletter:

*On Saturday, January 15, 1994, over 25 Association volunteers turned out with rakes and shovels to establish a level a mostly rock-free walking path between the existing east and west paved walk paths along the inside of the of the arroyo's new south wall. Ninety minutes later the path was completed for now – permanent paving will be installed at a later date. Thanks to every volunteer for your help!*

Given our community history, it was no surprise when some members of the current Landscaping Committee recently suggested to the Board of Directors that residents who enjoy beautifying our community through plant and tree selection might also enjoy an opportunity to volunteer to do some planting

or light irrigation repair, assess common area maintenance needs, and assist the Board in obtaining bids for services. The Board warmly welcomed the idea and made arrangements to have a volunteer release drafted up for those wishing to contribute in this way. The volunteer Release form is posted on our website at [www.hillcrest9.org](http://www.hillcrest9.org) under the Landscape Committee tab.

In 2017, residents Diane Davis and Elisa Schooner took the lead on beautifying the outer perimeter along 12<sup>th</sup> Street. More recently, resident Jim McDonough has taken the lead on irrigation monitoring and repairs, as well as meeting with our landscape contractor onsite to coordinate additional projects needing attention. The Landscape Committee's current project is focused on the 12<sup>th</sup> Street Monument Corner. This fall they will focus on selecting natural desert trees for the outer perimeter along Hearn Road. If you would like to learn more about the Landscape Committee or would like to volunteer, please call Keith Kennedy.

## ***Block Watch Brunch ~ April 27<sup>th</sup>***



The Block Watch Team lead by Bob Shepard, Cheryl Joseph and Alice Couto will be hosting a brunch on Saturday, April 27<sup>th</sup> at 10:00 AM. It's a great opportunity to get to know your neighbors and talk about community safety! The brunch will be hosted at Alice's home, 14226 N. 13<sup>th</sup> Street. Please bring a dish to share and don't forget to call ahead and **RSVP** so that the team brews enough coffee for everyone!!!

Bob Shepard (602) 320-4395  
Cheryl Joseph (602) 448-3619  
Alice Couto (774) 626-0617

# Hillcrest IX Highlights



## ***Trail 25/Bridal Path/Easement Update***

Those of you who attended Annual Meeting or read the Annual Meeting recap in the winter newsletter may recall that the last update received from Pointe Mountainside HOA was that the Phoenix Parks & Recreation Department said the easement between Hillcrest and Pointe Mountainside was not a trail access to Lookout Mountain. Well, apparently some folks did a little more digging. The easement came up on a Master Trails map and it is designated as Trail 25 and labeled “Public Multi-use Trail.” Parks Preserve Supervisor, Claire Miller has been in touch with representatives of Hillcrest IX and Pointe Mountainside as the Parks Development office clarifies the status of the easement. To aid them in their investigation, copies of historical documents from the Hillcrest IX files pertaining to the trail/easement has been provided to Miller. Miller plans to hold a meeting in the near future with the HOA representatives to discuss the status of the trail/easement and particular rules which may pertain to it.

## ***Parking Violations***

A number of parking violations notices have been issued in the last year. In many cases the driveways have one spot open or are completely empty. The Board has found that in some cases new residents have moved into the community and in the shuffle of

transitioning houses and getting set up in their new homes, the new residents haven’t yet familiarized themselves with the CC&R’s. But in most cases, it is simply an oversight- “*Oops, I thought YOU were pulling the car up in the driveway?!*” Nearly all of us have had this experience at one time or another. In a few cases folks just don’t like the inconvenience of shuffling vehicles around. **Our CC&R’s require that during the restricted hours of 2:00AM-5:00AM, vehicles must be parked in an enclosed garage or on a paved driveway.**

Tours are conducted periodically between the hours of **2:00AM and 5:00AM** to check for parking violations. Our CC&R’s provide for an occasional variance. If you have guests or visitors who will need to park on the street, please contact a member of the Board, or send an email to [hoaboard@hillcrest9.org](mailto:hoaboard@hillcrest9.org) to request a parking variance. The Board is happy to work with you on short-term parking arrangements.

**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***

If you are considering exterior improvements to your home, 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

# Hillcrest IX Highlights

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.

## COMMUNITY CALENDAR



### Annual Picnic

Saturday, November 2, 2019



### Annual Meeting

Saturday, January 25, 2020

### Bulk Trash Pickup (Area 11) 2019

Placement begins on **April 27**

Collection begins on **May 6**

Placement begins on **July 27**

Collection begins on **August 5**

## 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, May 6, 2019

Monday, June 3, 2019

Monday, July 1, 2019

Monday, August 5, 2019

Tuesday, September 3, 2019

Monday, October 7, 2019

Monday, November 4, 2019

Monday, December 2, 2019

Monday, January 6, 2020

## Board Contact Information

Jesse Culty - 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

### Email

hoaboard@hillcrest9.org

### Mailing Address

Hillcrest IX HOA

PO Box 9972

Phoenix, AZ 85068