

1982 ~ HILLCREST IX HOA ~ 2019

Celebrating 37 Years!

www.hillcrest9.org

A Little Piece of Heaven

~ by Cheryl Joseph

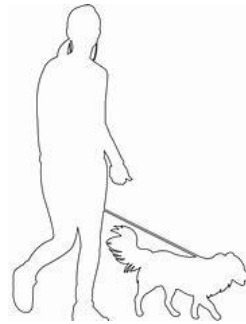
I first fell in love with our house on Acoma while randomly scrolling through listings on Realtor.com. The beautiful view from the south facing patio is what did it! I grew up in Phoenix (my childhood home is now part of the Thunderbird Road on-ramp to the 51) and John and I lived in several locations in Phoenix and Scottsdale while raising our two children. We had a 10-year career-related sojourn in Ohio and, when we moved back to the Valley of the Sun (emphasis on SUN!), we were looking for a house that would really put us close to the mountains.

Our first home purchase upon returning to Phoenix was on the east side of Lookout Mountain. A few years later, when I found this house just a mile away, it was like living in a whole new environment. I love taking walks all over the area with our schnoodle, Sparky, and our little granddaughter, Halle. There is always something new to see - bunnies, owls, coyotes, quail, love birds, friendly neighbors, the Little Library. Yes, you have to remember that you will always have to walk up hill to get home, but what a great way to stay in shape!



There's something special about the Hillcrest IX neighborhood. We never grow tired of watching the sunrises and sunsets from this little piece of heaven. Our back patio is the

Number One spot in Phoenix for happy hour (join us some time!) We always love giving directions to first-time visitors and telling them, "When you turn at Acoma, we live in the white house with the flat roof, can't miss it." Gets them every time!



The arroyo path resealing was completed in January. Resident Barbara Gearhart, who enjoys walking her dog, Baby, said recently that it's such a pleasure walking on the newly blacktopped path. Not only does it look so much cleaner, but there are no buckled areas to trip over. Thanks to outgoing Vice President, Gail Bonneville for making this project happen!

2019 Annual Meeting

2018 Board President, Steve Vleerick opened the meeting by giving an overview of the Board's activities in 2018. He highlighted the maintenance work on the perimeter easements and arroyo. He recognized and thanked residents who have contributed their time and talent to our community through Block Watch, Landscape Committee, Sunshine Committee and the website.

Treasurer, Richard Vleerick presented the financials with a year over year (2016-2018) comparison of expenditures. He said our long time insurer, State Farm has increased our premium significantly, not because of

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claims (we've never had one), but due to a nationwide increase. He will look into our policy coverage options, as well as into other insurers for comparable coverage and will inform the Board of his findings. He noted that in 2018, the Association changed landscaping companies from a 1 man crew which covered each section on a rotating basis, to a 3 man crew which focuses on general landscaping as well as heavier maintenance when required. The cost difference is marginal, and the Association is getting more flexibility and value for its money. Richard also highlighted that a record number of homes sold in 2018, generating \$3,750.00 in disclosure preparation and transfer fees. The financials are in good shape at the year's end, with operating and reserve funds totaling \$71,706.02. Resident Diane Davis inquired about periodic CPA audits as it has been awhile since the financials have been independently audited. Richard will look into CPA services.

Resident Jesse Culty provided an update on the meetings with Pointe Mountainside Board members, City Councilwoman Debra Stark and city department representatives. One issue of concern is the storm water runoff and debris that flows south through our Arroyo onto Hearn Road and across to Pointe Mountainside. Stark and the representative from the city's storm water department, Ray Devina conducted a site observation from the gorge on Lookout Mountain down to Hearn Road to the Pointe Mountainside drainage system and have made some recommendations to both HOA's for storm water and erosion mitigation. The next meeting will include a representative from Maricopa County Flood Control Department. There may be some grant monies available for small neighborhood flood control projects and the group is currently looking into that.

Pointe Mountainside HOA has been assessing their ownership and maintenance of the easement between our subdivisions. Two of their Board members attended our November 2018, Board meeting to discuss several options. Option 1 is deeding the easement to the city for a trail access, but current discussions with Parks and Recreation do not appear to make that option feasible. Option 2 is they will take out the trees on the Hillcrest side and maintain what is left. They are considering gating up each end of the easement to limit cross traffic while allowing access to maintenance crews. Option 3 is they would consider deeding the easement to our HOA for \$1.00. Longtime Hillcrest IX residents may recall Gosnell Development Corporation initially promised to dedicate the easement to the city for a bridle path and trail access to the mountain preserve. When Gosnell sold the land to other developers, the dedication was never completed. Culty noted the reason the 25 ft. easement exists is because Hillcrest IX residents, who enjoyed living at the edge of the desert for a decade before Pointe Mountainside was built, fought hard to protect our access to the mountain preserve. Bob Koger, who was President of the Board at that time, seconded that, saying Gosnell's plan was to build two-story homes and construct backyard walls right up against ours. Thanks to the dedication and hard work of our residents who attended meetings with Gosnell executives and City Council representatives, we have a trail access that we enjoy today. Culty noted that acquiring the tract of land poses some questions. We would have to look into the cost of insurance, property taxes, and maintenance. Should we decide we are interested in acquiring the easement it would require a community vote and amendment to our CC&R's. This will remain an ongoing conversation with Pointe Mountainside.

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Resident Dwight Ochocki shared that roof rats have been seen in our neighborhood. He noted they love clutter, so it's important to minimize or get rid of anything in the yard that is not being used. Discussion ensued as to whether traps or poison was more effective for rodent control. Resident Gail Bonneville stated poison can kill secondary targets such as pets, raptors and other wildlife, and encouraged residents to carefully consider the options.

Home Improvements/Architectural Guidelines

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. 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 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.

Block Watch News

Hillcrest 9 has a registered City of Phoenix Block Watch Group. The contacts are:

Bob Shepard	602-320-4395
Alice Couto	774-526-0617
Cheryl Joseph	602-448-3619

We have a Hillcrest IX Block Watch Google Groups distribution list. If you would like to be added to that list please send an email to annedudley1@gmail.com and request to be added.

There are usually 3 community Block Watch meetings per month. You can attend any meeting without a reservation. The dates, times, and locations can be found at the Black Mountain Community Alliance website and the Phoenix Block Watch website. Contact Bob Shepard, above, if you'd like to learn more about the meetings.

The Upside of Parking Restrictions

Find yourself grumbling every time you have to shuffle cars around to make sure they are parked in an enclosed garage or on a paved driveway between 2:00AM – 5:00AM? On the upside, communities with parking restrictions help to keep junk cars and oil stains off the street. Clear lines of sight tend to deter burglars because they prefer not to operate where they can easily be seen. Early morning tours are conducted periodically to enforce the parking restriction.

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 may result in a fine of \$25.00

Our CC&R's allow for an occasional parking variance. Should you have overnight guests in town and need a parking variance please call any Board member. We will be happy to work with you on short term parking arrangements.

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New Venue for Monthly Board Meetings

After many years of holding meetings at Board members' homes on a rotating basis, the 2018 Board entertained the idea of securing an alternate venue. The 2019 Board is making it a reality! Beginning February 4th, the monthly Board meetings will be held at the Fountain of Life Church (in the foyer where we hold Annual Meeting), 1055 Hearn Road, at 5:00 PM. Board meetings are open to all residents. Having a meeting space that is clean, well-lighted, has ample seating for additional attendees and restroom facilities onsite will ensure that all residents who wish to attend a Board meeting will be accommodated comfortably. The permanent location will also make it easier for residents to know where and what time the meetings are held.

Pastors Jon and Gwen Jennings warmly welcomed the idea of utilizing the church for Hillcrest IX's monthly Board meetings. Pastor Gwen commented on the longstanding relationship the church has had with our HOA, hosting our annual meetings since our HOA was established in 1982.

COMMUNITY CALENDAR



Annual Picnic

Saturday, November 2, 2019



Annual Meeting

Saturday, January 25, 2020

Bulk Trash Pickup 2019

Placement begins on **January 25**
Collection begins on **February 4**

Placement begins on **April 27**
Collection begins on **May 6**

2018 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, February 4, 2019
Monday, March 4, 2019
Monday, April 1, 2019
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 2019
Monday, January 6, 2020

Board Contact Information

Jesse Cuiilty- President
602-882-9027

Bob Shepard - Vice President
602-320-4395

Richard Vleerick - Treasurer
585-733-9254

Ryan Hildreth - Secretary
603-781-5506

Barbara Gearhart - General Member
602-863-1729