

Hillcrest IX Highlights

Newsletter of the Hillcrest IX Homeowners' Association Fall 2020

News from the Board of Directors

With the ongoing pandemic seemingly disrupting every area of life, Association life is no exception. Recently the Board made the difficult decision to cancel the **Annual Picnic**, which for many years has been held the first Saturday of November. Although an outdoor event, given the buffet style set-up and close seating under shade tents, the Board felt it prudent to pass on it this year. A great community builder, the picnic has traditionally been a wonderful way to get to know new neighbors and catch up with old friends. Assuming an eventual return to normalcy, we look forward to seeing everyone at the picnic in the fall of 2021!

During the pandemic, based on the level of community spread, hospitalization and ICU rates, many homeowners associations have alternated between physical and virtual meetings. It's been great to see the participation of Hillcrest homeowners in both meeting formats. Annual Meeting is scheduled for January 16th. The Board will continue to assess the situation for monthly meetings and the annual meeting, and will announce via email if the meeting will be held virtually.

In Memoriam

Hillcrest is the wonderful community it is today because of the many contributions of its members over the years. This year we lost **Bill Maxwell**, who served on the Board of Directors from 1993-1995. In addition to overseeing and caring for this community, Bill was part of the team that last updated our Governing Documents. Anyone who has

undertaken that task knows the level of fortitude and commitment it requires. In addition to Bill, we lost **Cheryl Coleman**. Cheryl, an ever cheerful helper at annual meetings and picnics, was also a founding member of the Sunshine Committee that visits new homeowners and welcomes them to the community. We would like to extend our gratitude to **Nancy Maxwell** and **Don Coleman** for sharing Bill and Cheryl with us, and our condolences for their loss. Peace and blessings to you both.

May your families stay healthy and safe as you celebrate this holiday season. We look forward to seeing you around the community!

With warmest regards,

The Hillcrest IX Board of Directors



Call for volunteers to serve on the 2021 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 2021. It is always good to have more candidates than needed to give the membership more choice of representation. No experience is

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necessary; all it takes is a willingness to serve the community, and learn about its history and the 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, and other applicable state and federal laws.
- 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 community newsletter and maintain the Association's website.
- Organize the Association's community events: picnic and Annual Meeting.
- Communicate with neighboring HOAs, City representatives and the police as needed regarding shared 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 Cuilty (602-882-9027), Ryan Hildreth (603-781-5506) or Michael Hinson (206-913-9486).



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Governing Documents Committee Update

The Governing Documents Review Committee is comprised of individuals that reflect the make-up of the community. The members have a broad range of professional experience from the fields of public service, education, financial investments, and contract management as well as information technology in large corporations. Personally, members are comprised of young parents, mid-career professionals, the newly retired and seniors. Some have lived in, and or volunteered, to serve on the Boards of HOA's or neighborhood associations, and some are experiencing life in an HOA for the first time. Although the Board has to be involved in updating the Governing Documents, we made a conscious decision to have the project be more community driven, as ultimately, it is up to the community to accept or reject the proposed amendments.

The Governing documents Review Committee is comprised of the following members who volunteered to serve:

Co-Chair Team

Jesse Culty, HOA President
Ryan Hildreth, HOA Secretary/Treasurer
Anne Dudley
David Dudley

Review Committee comprised of four member households:

Kayla Vronoski
George Poetzle
Ray Medina
Tracy Hare

The Committee's goals are to 1) update the CC&R's and Bylaws to align with the Planned Community Act and other applicable state and federal law; 2) break out

the Architectural Guidelines so they can be updated from time to time (the CC&R's however, will retain the white paint color requirement for the houses and block fences due to the fact that this is a Dell Trailor subdivision (more information on that is discussed on the History Page of Hillcrest IX's website, hillcrest9.org); 3) break out the fines section so it can be updated from time to time; 4) the Documents need to be legally enforceable, however, there is a fine line between "legalese" and plain English. 5) the Committee plans to keep the CC&R's short and simple. We do not want to add pages. Once the Governing Documents and the Committee's proposed amendments are reviewed by the Mulcahy Law Firm, the Committee will send updates to the membership and host forums for community discussion on the various amendments proposed.

Given the ever changing nature of the Planned Community Act, state and federal law and general updates in policies and practices specific to individual communities, law firms recommend Governing Documents be updated every 7-10 years. Our Association's last update was 26 years ago, in 1994. This is a necessary process for associations and not a quick one if it is to be done right. The Committee expects the process to carry out over the next year. We appreciate the value of your time and attention to this process as it not only affects the current life of our community, but the future of it as well.

Block Watch News



The cool weather of fall and winter encourages more outdoor socialization and exercise. It also encourages homeless activity in the Mountain Preserves areas and

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adjacent edge communities. Recently signs of homeless activity (defecation) was recently observed in our Hillcrest arroyo. Because the land is owned by the Association and signs are posted limiting use to homeowners, the homeless individual(s) are trespassing and can be removed. If you see transients in the arroyo or other common areas of the community please call the **police non-emergency number Crime Stop at 602-262-6151** to request assistance of the police in removing the individual.

The NextDoor app and our own residents have reported vehicle break-ins in our area. With the current economic downturn vehicles can be an easy target. Some tips to minimize theft:

1. If you're leaving a vehicle outside the garage because your second space is taken up with storage, it may be time to think about minimizing. While not full proof, vehicles are safest in the garage- from both criminals and critters.
2. If you must leave a vehicle outside, remove the garage door opener.
3. Don't leave personal items in the vehicle.
4. Use a club or other steering wheel lock device to prevent theft of the vehicle.
5. Install fixed lights or motion lights that will activate if an individual walks up on your driveway. Criminals do not like to operate where they might be seen.

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 request to Anne Dudley.
annedudley1@gmail.com.

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

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

Home Improvements/Architectural Guidelines



It's been great to see all the home improvements going on in the community! Not only do improvements make each home more enjoyable,

but it helps to increase overall property values as well. If you have an upcoming project you are considering, 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 paper 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 your project.

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Parking Restriction Reminder

Our CC&R's prohibit parking on the street between the hours of 2:00 – 5:00 AM, but does 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.

Update on Improvements and Speed Mitigation on Hearn Road from 7th Street to Pointe Golf Club Drive

The City of Phoenix Street Transportation Department held a public meeting in late February to gather input on a proposed roadway restriping project along Hearn Road from 7th Street to Pointe Golf Club Drive. The intent of the proposed project was to slow traffic in the area. Based on comments received from residential neighborhoods along Hearn, there was a consensus that striping would do little to slow speeding. As a result, the Street Transportation Department did not move forward with the proposed restriping project. This decision is a direct result the Hearn communities' involvement and participation.

The department installed only the striping that is required near traffic signals, the existing chicane or stop signs after the pavement preservation treatments. We were informed that the new restriping will not narrow travel lanes or alter any of the existing on-street parking that currently exists on Hearn. The current 3 to 4 foot white stripe on the north and south side of Hearn will not be included in future restripe plans. This approach will allow for flexibility in the future considering alternate striping options along Hearn or other community-led traffic calming efforts.

Speed Cushion Proposal for Hearn between 13th St and Pointe Golf Club Drive



As part of the neighborhood feedback received, many residents in our area proposed speed cushions instead of the proposed striping changes. In February of this year, the City conducted a 48 hour traffic study on Hearn between 9th Street and 10th Street, and on Hearn between Pointe Golf Club Drive and 13th Street. Both studies came back demonstrating average speeding of 5 MPH and speeds up to 40 MPH over the posted speed limit. Installing speed cushions to calm traffic is a community-driven process that requires circulation of a petition and, in our case, a small financial contribution from our HOA. Michael Hinson, Vice President of Hillcrest IX HOA has volunteered to lead this effort for the segment along Hearn Road east of 12th Street. Michael has been in contact with Street Transportation staff regarding the petition process for documenting community support for the installation of a speed cushion on Hearn between 12th Street and Pointe Golf Club Drive. The following City of Phoenix website provides more information on the speed cushion program:

<https://www.phoenix.gov/streets/neighborhood-traffic-programs-services/speedcushions>.

Michael will be reaching out to each Hillcrest IX resident along Hearn to determine our community level of interest in having the speed cushion installed. Because most of the city's preliminary work has been completed regarding the study, the cost for installation of a speed cushion would be \$200. This cost would be split between the Hillcrest IX HOA and our neighbors to the south of Hearn in the Pointe Mountainside HOA. If there is enough interest (at least 70% in favor), then a petition will be

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circulated and submitted to the City to initiate the installation process.

The website link above will answer most questions regarding the speed cushion process. If you have any questions or concerns on how this will impact our community, please don't hesitate to contact Michael Hinson at (206) 913-9486, or email tmichaelhinson@me.com.



Trail 25/Bridal Path/Easement Update

On July 22nd, District 3 Councilwoman, Debra Stark, and the Parks and Recreation Natural Resources Division (NRD) hosted a virtual meeting (follow up to the February 6th meeting) regarding the Multi-use Trail Easements (MUTES) in our area. In attendance were applicable city representatives and representatives of Pointe Mountainside HOA (PMGC), Hillcrest IX HOA, Phoenix Mountains Preservation Council (PMPC) and Save Our Mountains Foundation (SOMF).

NRD is currently undertaking a study of Lookout Mountain to determine where the city will designate official trails. NRD asked our organizations to submit a proposal by July 6, as to where we recommend the official trails should be designated. Our working group then held a virtual meeting on July 1st and worked through the 4th of July weekend to submit a proposal to

establish two trail designations; 25 and 25A. The original Trail 25 through the golf course was established in 1997 to connect the preserve from south of Thunderbird to Lookout Mountain so that it would no longer be an isolated island from the main preserve system. The group recommended some minor re-routing of Trail 25 through the golf course to help reduce conflict with cart traffic. Trail 25 will ensure hikers and equestrians can continue to enjoy a natural route.

Trail 25A, comprised of sidewalk and natural surface areas adjacent to, and that run along Golf Pointe Drive, and has long served homeowners to access to Lookout Mountain, as has the MUTE between PMGC and Hillcrest served our homeowners and other homeowners along Hearn Road to access Lookout Mountain. To that end, our working group proposed to incorporate the Tract D Mute into 25A and reconnect it to Trail #1 up to the saddle of Lookout Mountain.

Long-time Hillcrest IX residents will recall the Tract D MUTE (a/k/a Bridle Path) was established in 1987, through a negotiated agreement between Hillcrest IX and Gosnell Corporation, and has historically served as the neighborhood access point to Lookout Mountain. In the 1990's and early 2000's Hillcrest residents and other neighboring residents participated in the Park Ranger volunteer program to groom the trail connecting Tract D MUTE to the saddle of Lookout Mountain. The 1987 Agreement states in relevant part:

Open space along Hillcrest IX eastern boundary:

A minimum of twenty-five feet will be dedicated as a public open space/multi-use trail connecting multi-use trails from the south to Lookout Mountain Preserve. Trail

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design will conform to the City of Phoenix Major Street, Horse and Bike Treatment Plan attached to this letter. The open space will remain natural desert vegetation and may be augmented and maintained by The Pointe. Desert landscaping design input will be welcomed from Hillcrest IX Homeowners Association Board of Directors. The natural wash east of the trail and the trail area will be provided with water run-off designs in conformance to City of Phoenix engineering standards and will be installed at the expense of Gosnell Builders. Access from private Hillcrest IX homes bordering along the trail is invited. A visual minimum corridor of seventy-five feet will be created by set-backs on both east and west sides of the twenty-five foot trail.

Reestablishing this connection and designating it as part of the trail system is vital to the homeowners of both HOA's and the public. Doing so will elevate the focus to maintain it as the multi-use trail easement for which it was established, rather than as an alley, which negatively affects the home values and safety of both communities.

A couple of years ago, PMGC considered deeding Tract D to Hillcrest, but has since decided against that due to the expense and time involved in the city planning process and with their members. PMGC recently spent some \$4000.00 to conduct a major clean-up of the trail and negotiated with their landscape contractor to maintain the trail approximately every 6 weeks as part of their regular maintenance rotation, The ongoing maintenance however is limited to removing trash, vegetation debris and maintaining overhead clearance of the trees. It does not include general tree maintenance. PMGC has invited Hillcrest to consider partnering with them in sharing the cost of the tree maintenance. Based on estimates obtained by both Associations, the cost will

be approximately \$2000 every other year. The Hillcrest Board feels that a partnership with PMGC in attending to the trail would be a positive long term solution to what has unfortunately been an eyesore and safety concern due to lack of maintenance over much of the trail's 33 year history. We take into consideration that Hillcrest's advocacy was responsible for the existence of the trail so that all of our homeowners can continue to enjoy access to the Lookout Mountain Preserve. There are some questions regarding controlling costs and what, if any liability we might incur if we partner with PMGC, who retains ownership and insurance on the land. A memorandum of understanding (MOU) between the two communities could be considered setting forth terms of an agreement such as inspection and maintenance schedules and obtaining of bids.

Expenditures of assessments for other than Hillcrest IX property must be approved by the membership, through an amendment to the CC&R's. The Governing Documents Committee is in the process of reviewing the matter from a practical and legal perspective as one of several amendments they may be proposing to the membership.

In other Mountains Preserve news, in August, **Jesse Culty** was appointed by the Parks Board to serve on the **Phoenix Sonoran Preserve and Mountain Parks Preserve Committee (PSPMPPC)**. The Phoenix Sonoran Preserve and Mountain Parks/Preserve Committee is responsible for developing or recommending ordinances to the Parks and Recreation Board impacting mountain and desert preserves and the urban development surrounding them. Phoenix Sonoran Preserve and Mountain Parks/Preserve Committee is, by City Charter, dedicated to the conservation of large tracts of natural Sonoran Desert open

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space within the City of Phoenix. Its mission is to provide a public forum for the development of policies to conserve, manage, protect and enhance the Phoenix Mountain Preserves system resources for the aesthetic and scenic value, recreational use, cultural interpretation, and environmental education of the public. Objectives of the committee:

- To provide safe, enjoyable, accessible, recreational, cultural, and educational experiences while conserving the desert environment of the Phoenix Mountains Preserves.
- To provide a process of administration, planning, and management to address the requirements and needs of both the preserves and the public.
- To provide a master plan for each management unit of the Preserves that protects the environmental integrity of the resources while providing necessary development for recreational and educational needs of the public.
- To develop environmental education programs that provide the public with a vital, active learning laboratory to promote an understanding of and an appreciation and respect for this unique desert ecosystem.
- To establish an aggressive acquisition program to expand the Preserves (excerpted from the city's Boards and Commissions web page).

Jesse, a native Arizonan who feels fortunate to have enjoyed the Phoenix Mountains Preserves all of her life, is excited about serving on PSPMPPC. Recognizing that the explosive population growth that today, makes Phoenix the 5th largest city in the nation, she said, "We would not have these wonderful open desert spaces if it were not for the foresight of citizens and members of the City Council who fought to acquire the

Mountain Preserves. Protecting the Preserves for the continued access and enjoyment of future generations takes ongoing intention and advocacy."

Arroyo Trivia

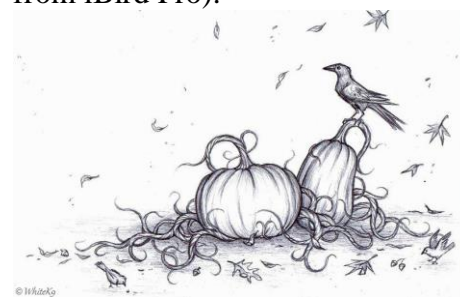
White Crown Sparrow...

The harbinger of fall



Ever notice in the fall when the weather changes, a sparrow-shape bird shows up, looking like it has a nerf football helmet on? White Crown

Sparrows have stunning black and white strips on their heads; the juveniles have brown stripes. Flockish birds, as sparrows are wont to be, where you see one, its comrades aren't far behind. These feisty sparrows live year 'round in the Pacific Northwest, migrate through Canada to summer in the country's northwest and in Alaska, then migrate back south to winter in the United States and Mexico. Their diet includes seeds, buds, grass, fruits and insects. They forage on the ground by scratching to unearth food, or glean food from vegetation. The White Crown Sparrow's song is composed of one or more "pure tone" whistles followed by more complex sounds consisting of frequency sweeps, buzzy vibrato elements, and trills- "poor-wet-weather-chee-zee." Call is a sharp note of "pink" or "tseek" (excerpted from iBird Pro).



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Homeowner Highlights

Jeremy and Aliesha Kuhn



Over the last 7 years, we have moved multiple times- Salt Lake City, Orange County, Reno, Tucson, Las Vegas, Dallas, and finally Phoenix. Running from the law is exhausting!! (Relax.....That's a joke.) After a couple months of renting in the area, we knew that this was exactly where we wanted to be. As luck would have it, the day we started house hunting, the house at 1242 E. Acoma Drive came onto the market. Between the beautiful views to the south, the quiet and calm of the neighborhood, and the wonderfully maintained house and yard, we knew we had to have it, and put in an offer that day.

Aliesha was born and raised in the small "oil and gas" town of Vernal, UT. She is the Executive Assistant to the CFO of the Central Arizona Project. Jeremy was born in Northridge, CA and grew up in Mesquite, NV and Salt Lake City, UT. He is a Director for a steel manufacturing company called Roscoe Moss. Jeremy also has 2 children (19 and 22) that live in Salt Lake City and Portland. We also have 2 spoiled pugs (Wynston and Maggie).

We are definitely 2 peas in a pod. We each drive Wranglers (*IIIIII*), we both enjoy sports (Go UTES), we are workout partners, and we both love craft beer. We also love to travel as much as possible (our picture is from Thailand). We are also both cancer survivors.

We have really enjoyed our year and a half here in Hillcrest IX. Everyone that we have met has been very kind and supportive. We love the quiet, the cleanliness, and the convenience of this neighborhood. If you are ever walking by and see us outside, please stop and say hello!

COMMUNITY CALENDAR



Annual Meeting

Saturday, January 16, 2021

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 7, 2020

Monday, January 4, 2021

Board Contact Information

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Michael Hinson, Vice President

206-913-9486

Ryan Hildreth, Secretary/Treasurer

603-781-5506

Barbara Gearhart, Director **602- 863-1729**

Keith Kennedy, Director **602-809-2741**