

Hillcrest IX Highlights

Newsletter of the Hillcrest IX Homeowners' Association

1982

40th Anniversary

2022

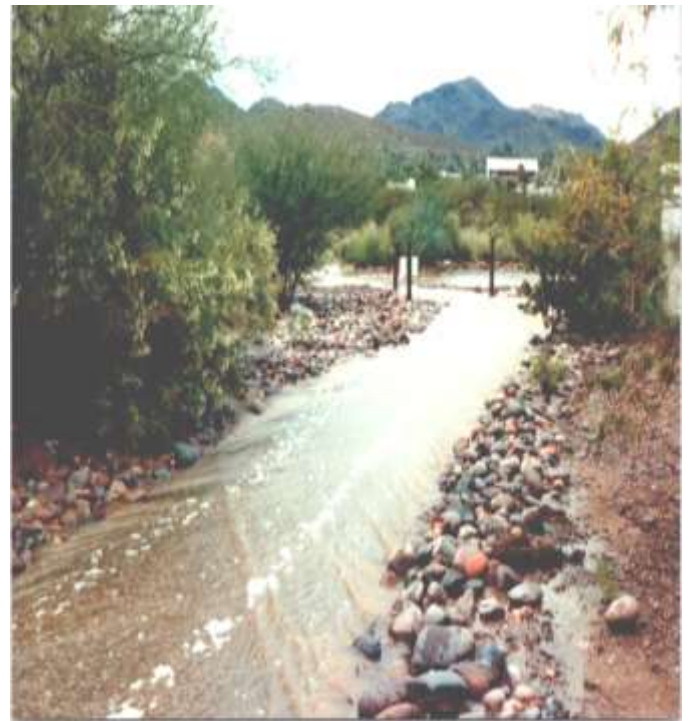


2021 monsoon season – view of Lookout Mountain Wash just north of the development above Hillcrest.
Photo credit: Keith Kennedy



1980 – Looking east down Acoma Drive toward Shadow Mountain. Hillcrest was developed on each side of Lookout Mountain Wash, incorporating a natural area.
Photo credit: Darlene Shephard

Back in the early days following the breaking of ground at the edge of the desert for Hillcrest IX, many residents referred to the arroyo as “the wild area”. And no wonder. The gorge that took eons by nature to create, and which runs south off of Lookout Mountain through middle of our community was unobstructed by the subdivision to the north of us. The original Hillcrest residents watched major rainfall events running directly down the mountain, past their homes toward Thunderbird Road. The storm flows were unobstructed at the south end of our subdivision as well, as the perimeter wall was not constructed until 1994. With little to no development around us at the time, it was indeed, *The Wild Area!*



1987 – Rain runoff down the walking path at the south end of the arroyo and Hearn Road.
Photo credit: Barbara Gearhart

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2022 Annual Meeting



Board President, Jesse Cuiily opened the meeting with a warm welcome to the homeowners in attendance and announced that it is the

Association's 40th anniversary this year. A discussion among attendees explored the idea of whether Hillcrest IX should consider seeking designation on the historic register, as Del Trailor built a limited number of unique communities in the valley. Communities seeking historic status must be 50 years old and have maintained architectural integrity. A Del Trailor community in central Phoenix, Sutton Place, for example, is on the historic register. The architectural features and uniqueness of Del Trailor communities are highlighted in a 2004 Arizona Republic Article that is posted on the history page of our Association's website.

Homeowner, David Dudley, commented that he and Anne lived in a community in central Phoenix that went through the process to qualify for the historic register. He said the process was not that onerous, and that the historic designation increased their property value over other homes they lived in in the same area that were not in a historic community. Jesse offered that it was something the community can think about, and when the time comes, perhaps a committee of volunteers comprised of board members and homeowners can further explore the idea and the process involved.

Two major projects were completed in 2021: the Governing Documents were updated, and a process was put into place to keep the Tract D Public Multi-Use Trail maintained. The records project (converting the Association's paper records to electronic) is ongoing.

In December the Board submitted a Storm Water Management Plan (SWMP) to the city in response to the Notice of Concern regarding storm water

runoff from our arroyo onto Hearn Road. The SWMP has since been approved by the City, and a closure notice on the matter issued).

Board Treasurer, Jeremy Kuhn reported that nearly all line-item categories came in on budget. Exceptions were a small amount over the legal budget related to the Governing Documents update, and additional administrative expenses related to the website certificates, as well as implementation of the Zoom and Money Minder accounts. There were additional dollars spent on repairing irrigation leaks and storm damage clean up, repairs to the flagstone path and drainage at the south end of the arroyo. 2022 expenses are expected to slightly increase in the grounds maintenance category, as well as reserve funds to complete the arroyo drainage project from the perimeter wall to the sidewalk.

Landscape Director, Keith Kennedy reported that the Board has been reviewing bids to change landscape contractors. The new contract under consideration, Back to Nature Landcare, will provide weekly service (versus monthly), pre and post emergent and storm damage clean up as part of one contract. Keith also discussed community projects in 2022 to waterproof the arroyo bridge planks and repaint the railings.

Jesse discussed how self-managed Boards are not only more personalized, but they save homeowners a great deal of money that would otherwise be assessed and allocated to a property management company. She encouraged all homeowners to volunteer at least one year on the board. In short, if everyone contributes, we will continue to save money, as well as be successful as a self-managed community.

Jesse thanked outgoing V.P. Michael Hinson, Treasurer, Jeremy Kuhn, and Secretary Daryl Davis-Ferra for their service to the community.

Diane Davis and Bob Shepard volunteered to count ballots.

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Election Results

Valid Ballots – 59
Invalid Ballots – 0
Andrew Gauer – 59 votes
George Poetzl – 58 votes
Jesse Cuiilty – 57 votes
Keith Kennedy – 57 votes
Brent Scholar – 55 votes
Ryan Hildreth – 2 votes (write-in)

Secretary/Treasurer, Brent Scholar, resigned in February 2022 due to personal and professional commitments. The Board unanimously accepted Brent’s resignation, and appointed Ryan Hildreth to serve the remainder of Brent’s term.



In November we had a very successful community volunteer event partnering with Pointe Mountainside Golf Community (PMGC) and the City of Phoenix

Natural Resources Division’s ranger unit (NRD) to groom the Tract D Public Multi-use Trail.



Volunteers from Hillcrest and PMGC gather for a photo op by the “freshly planted” Multi-use Trail sign. NRD provided an equipment trailer of tools and the ranger leadership to guide the process.

We completed the Hillcrest-PMGC joint tree trimming project this past April, and PMGC is continuing their regular maintenance of the trail, making this the first year dried out vegetation and broken tree limbs are not stacked up against Hillcrest’s side. The tree-lined trail is not only a pleasant walk, but it is much safer for homeowners of both communities and the public as well. The PMGC board asked if we would consider making the community volunteer trail grooming project an annual event, as it is a great way to meet the neighbors, have some fun, and improve the look of the community. Our board is in support. This year’s event is scheduled for **Saturday, November 5th at 8:00 a.m.** Please join us see you there!

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Parking Restriction Reminder

Our CC&R's prohibit parking on street between the hours of **2:00 A.M. – 5:00 A.M.**

The CC&Rs allow for an occasional parking variance. Variances are limited to temporary overflow parking (homeowner has additional guest vehicles that exceed the number of spaces in the garage and driveway) and temporary overnight parking of large vehicles that will not fit in the driveway (such as a moving van, trailer, or POD). If you need a variance for the aforementioned reasons, please contact the Board of Directors via call/text, or email to hoaboard@hillcrest9.org.

Home Improvements/Architectural Guidelines



Please review the **CC&R's Architectural Control section 6 and the Architectural Guidelines**. Architectural change request forms are available on our Association's website or by contacting any board member for

a paper copy. Many exterior changes require an Architectural Change Application.

The purpose of the architectural review process is to ensure that improvements are made in harmony with existing structures, height of structures, 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 having your application reviewed and approved, you may wish to submit it well in advance of commencing your project.

CC&Rs Compliance

A big thank you to everyone who freshened up their fence lines along the common areas, as well as

those who notified us of their plans this year to paint their homes and both sides of their block wall fence. In our community, all the walls along the common areas are privately owned, with the exception of those properties bordering the subdivision wall that runs from 12th Street/Acoma and along Hearn to Hillcrest's east boundary.

Did you know that the most common compliance notices issued are for stucco, paint and block wall crack repair, weeds, general yard/vegetation clean up, and parking on the street during restricted hours? Notices for some violations such as parking, trash buckets left out in view, dogs-at-large, common area conduct etc. which can be immediately remedied will generate a courtesy notice, then a fine for each violation to follow.

Violations involving architectural control issues and property maintenance will generate a courtesy notice and 2nd notice with longer cure times prior to fines being assessed. The Board recognizes, especially in this era of labor shortages and supply chain backlogs, that it may take some time to obtain estimates and secure a contractor. As stated in the Fine Policy/Schedule, the Board will consider requests for extension upon showing of good cause. If you receive a violation notice and need an extension to remedy the issue, please contact the Board with an estimated timeline of obtaining estimates and scheduling repairs. Familiarizing yourself with the CC&Rs, Architectural Guidelines, the Fine Policy/Schedule, and communicating early and often, make for a much smoother compliance process.

The Board did note an oversight in the Fine Policy/Schedule. We are in the process of updating the policy to include 15(b) pertaining to property maintenance, as well simplifying the policy for easier reading. When the revision is completed, we will send it out via email and post it to the website. Please let the Board know if you would like to receive a paper copy.

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Homeowner Highlights ~by Andrew Gauer



Andrew and Hanna Gauer, and their dog Maple, hiking Lookout Mountain

Hanna is originally from Tulsa, Oklahoma, and I am from San Diego, California. I moved to Arizona when I was young and grew up in the northwest valley, where I attended elementary school, and later, ASU. We recently moved back to Phoenix from Newport Beach, California to be closer to family. I am currently working as a financial advisor, and Hanna is a nutrition and breathwork coach.

Something we immediately noticed about Hillcrest IX was that people waived at us as we drove through the community. Community is very important to both of us, and it was just one of those things; you know it when you see it!

We purchased our home at the corner of Winged Foot and 12th Place in August 2021. We loved the bright white homes and layout of the community with the arroyo down the center. We are currently doing some updating to the floors, walls, ceilings, kitchen, and windows. We intend to update the bathrooms closer to the end of 2022 and eventually add some fresh landscaping.

The home feels like a great fit for us, and we are very excited to be in a comfortable and friendly community. The location is close to lots of trails and makes it easy to get to midtown where we enjoy going out for dinner and happy hour. The backyard is great for morning coffee or entertaining with its large patio and beautiful views. To add to all that, everyone we've met here has been so nice and welcoming.

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Board Contact Information

Jesse Culty – President
602-882-9027 (call/text)

Andrew Gauer – Vice President
602-421-1495 (call/text)

Ryan Hildreth – Secretary/Treasurer
603-781-5506 (call/text)

Keith Kennedy – Director
602-809-2741 (call/text)

George Poetzl – Director
480-369-7363 (call/text)

Bulk Trash Pickup 2022

Hillcrest IX falls in Area 11 (South of Bell Rd,
North of Cactus Rd, between 12th and 24th Streets)

Placement begins on **July 23**
Collection begins on **August 1**

Placement begins on **October 22**
Collection begins on **October 31**

COMMUNITY CALENDAR



All-Volunteer Community Trail Project
7:30 a.m. to 10:00 a.m.
Saturday, November 5th



Fall Picnic!
12 Noon-2:00 p.m.
Saturday, November 5th



Annual Meeting 2023
10:00 a.m. to 12 Noon
Saturday, January 21, 2023



2021 HOA Board & Architectural Committee Meetings

HOA Board and Architectural Committee meetings are held at 5:30 p.m. at the Fountain of Life Church (in the foyer where Annual Meeting is held), 1055 E. Hearn Road. Virtual meeting connection via Zoom will be sent out via email to all members in advance of the meeting. We look forward to seeing/hearing you there!

Tuesday, July 5
Monday, August 1
Tuesday, September 6
Monday, October 3
Monday, November 7
Monday, December 5
Monday, January 2