

Hillcrest IX Highlights

Newsletter of the Hillcrest IX Homeowners' Association

Winter 2023

2023 Annual Meeting Recap



This year we moved the Annual Meeting into the sanctuary and had 32 homeowners in attendance.

Board President Jesse Culty reported that it was a quiet year overall except for the large amount of damage to the arroyo due to the monsoon storms. Per our Storm Water Management plan, we need to make sure that any of the communities' drainage rock (Rip Rap) is removed from Hearn within 72 hours. Jesse also encouraged future Boards to keep the partnership with our neighboring community: Pointe Mountainside Golf Community.

Secretary/Treasurer Ryan Hildreth presented the year over year budget with projections for 2023. Most spending categories in 2022 came in around the budgeted target. We did have high expenses in the Grounds Maintenance category due to the storm damage. The Board also had the Reserve Study recalibrated per the 3-year schedule ensuring we have enough money to keep our community maintained.

Landscape Director Keith Kennedy reported on the year's landscaping events. We brought on a new landscape contractor: Back to Nature Landcare (BTN). After some meetings with the management, BTN stepped up their service levels and have been very responsive, requiring much less oversight. Keith also made recommendations to the incoming board to plant trees and plants that are drought tolerant. He recommended adding about three trees, rock accents, or water tolerant plants. Keith also reminded the community that if they see any irrigation leaks to let the Board know so we can get the leak fixed and avoid high water bills.

This year we had three outgoing Board members, Jesse Culty (2002-2006 & 2019-2022), Keith Kennedy (2019-2022) and George Poetzl (2022). Jesse thanked Keith and George for their service to the board. Ryan thanked Jesse for her dedication to the community and her 8 years on the Board.

Residents Brent Scholar and Jeremy Kuhn volunteered to tally ballots and announce the results of the election.

Ballots cast: 64
Valid ballots: 64
Invalid ballots: 0

Directors Elected

Andrew Gauer – President
Ryan Hildreth – Treasurer
Robert Hunter – Secretary
Linda Liu – Vice President
Peter Krzykos – Director

Following the Annual Meeting, in the Organizational Meeting of the Board of Directors, the newly elected directors decided on roles. The 2023 Board of Directors look forward to serving the community by improving the perimeter landscape along Hearn Rd, evaluating the arroyo drainage, and completing the electronic document conversion.

Thanks to all Hillcrest IX residents who attended the Annual Meeting or voted by mail. Your participation is the key to a welcoming and successful community!

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Homeowner Q&A



The 2023 Board of Directors would like to thank the Association members who submitted kudos, suggestions, questions, and concerns along with their ballots. This year

we only had one question posed to the board. If you would like to comment on the Q&A or have other questions or suggestions, please email the Board at hoaboard@hillcrest9.org. We would love to hear from you!

Q: *Could we fence in our Arroyo to keep out non-residents helping to keep down the dog feces.*

A: Many of our homeowners and neighboring community members do enjoy our arroyo. Most are very respectful, but with anything, there will always be some that do not abide by the rules. We have also been seeing a number of coyotes in the neighborhood that also contribute to feces on the arroyo path. Fencing off the Arroyo would pose many challenges such as:

- Additional expense to have the fencing installed and maintained.
- From time to time, our landscape vendor needs to be able to pull into the arroyo to assist with their duties.

Parking Restriction Reminder



Our CC&R's prohibit parking on 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 because your driveway is full, please call any Board member or email the Board at hoaboard@hillcrest9.org. We will be happy to work with you on short term parking arrangements.

Home Improvements/Architectural Guidelines



Please review the CC&R's Architectural Control Sections 4 thru 6. Many exterior changes require an Architectural Change Application. Both the CC&Rs and the application

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, 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.

Hillcrest IX Website



A couple of years ago we did a major overhaul of the community website. Each month the website gets the last

approved Board meeting minutes and financials. If you cannot make it to a Board meeting, you can keep up to date by using the website.

The website also contains the newsletters, CC&Rs, bylaws, community calendar, important forms, and a great history section. There is also a photo gallery of different photos taken throughout the community as well as the current contact information for the Board members.

Check it out at www.Hillcrest9.org!

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Keeping Our Homes Beautiful

It's time once again to spruce up our yards by pruning back frost-damaged plants, shopping for new ones and replanting our gardens! It's also time to power wash our houses and patch and paint areas (or the whole house) as needed.



With all the rain that we have had so far this year, we are starting to see weeds popping up. Take a look at your yard and pull or treat weeds. We would love not to have to send out weed notices.

The Board conducts regular CC&R compliance tours. We issue “friendly reminders” as well as violation notices when there is no response to the friendly reminder. Having our community look nice and in good repair improves home values and is everyone's responsibility! Please take the time to review the CC&Rs, and the fine policy and schedule located on our website www.Hillcrest9.org.

What Has The Board Been Up To?

Since the annual meeting the Board has been reviewing the quotes for the arroyo drainage situation. We are also looking at additional options to the armored rip rap.

A leak was found along Hearn Rd near 13th Street that appears to have been driving up the water bill. The water was turned off to stop the leak as it is in the main line. The leak has been repaired and the water is back on.

The irrigation controller that controls half of the landscape irrigation has stopped working. The Board requested a quote to have the irrigation replaced. The Board has elected to purchase the same controller online and install it ourselves. This decision saved the community hundreds of dollars.

Block Watch News



Hillcrest IX Block Watch alerts are now being sent from the Hillcrest IX email. If you see something suspicious and feel like it is warranted to

be sent out to the community, please email Blockwatch@hillcrest9.org.

Recently a homeowner had their vehicle gone through in their driveway at around 3:00 AM. This was on Winged Foot Rd on the west side of the arroyo.

Some tips to consider for home security:

- Keep fences, gates, and garage doors locked.
- Keep all doors and windows closed and locked at all times.
- Install motion sensor lighting around your home, especially at entrances.
- Keep shrubbery around entrances and walkways trimmed.
- Get to know your neighbors and trade phone numbers with them so they can alert you if you inadvertently leave your garage door open or they notice anything amiss at your property.

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2023 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 sanctuary), 1055 E. Hearn Road. A Zoom link will be sent out via email to all members in advance of the meeting. Community members are always welcome and we look forward to seeing you there!

- Monday, March 6th
- Monday, April 3rd
- Monday, May 1st
- Monday, June 5th
- Monday, July 3rd
- Monday, August 7th
- Tuesday, September 5th
- Monday, October 2nd
- Monday, November 6th
- Monday, December 4th
- Tuesday, January 2, 2024

Community Calendar

Multi-Use Trail Grooming Project
Saturday, November 4, 2023

Annual Picnic
Saturday, November 4, 2023

Annual Meeting
Saturday, January 20, 2024



Month	Year	Week	Day	Day	Year
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30

Board Contact Information

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

Linda Liu – Vice President
602-380-7510 (call/text)

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

Rob Hunter – Secretary
602-228-2311 (call/text)

Peter Krzykos – Director
602-677-6792 (call/text)

Bulk Trash Pickup 2023



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

Placement begins on **March 4, 2023**
Collection begins on **March 13, 2023**

Placement begins on **June 3, 2023**
Collection begins on **June 12, 2023**

Placement begins on **September 2, 2023**
Collection begins on **September 11, 2023**

Placement begins on **December 2, 2023**
Collection begins on **December 11, 2023**

After your bulk trash is picked up, please make sure to sweep up the road if necessary.