

Hillcrest IX Highlights

Newsletter of the Hillcrest IX Homeowners' Association

Summer 2024

Summer is here!

As the Summer Olympics are always held between August and September, it also finds our Hillcrest IX residents smack in the middle of our Desert Summer. It is an important time for our community to be prepared for our Monsoon storms. For those residents unable to go elsewhere, excessive heat can be dangerous and isolating. As our Hillcrest IX HOA is built around a community, one of the best things we can do is to care for each other. It is important to watch out for family or neighbors who may be struggling to stay cool. Please check in on those you know.

Design in Hillcrest Nine

by Darla Williford

Hello, my new Hillcrest neighbors! I'm Darla Williford and I moved into 1310 E Winged Foot Rd. September 7, 2023. I love this neighborhood for every reason: the neighbors, the views, the peaceful mountain setting and the historically significant architecture!

Dell Trailor, the renowned developer of Hillcrest IX, had a vision for this community of "openness", "space" and envisioned a "white oasis in the desert", all of which are obvious if you look at the pre-development marketing rendering of this community at <https://hillcrest9.org/hoa-history>. Showing the community as it was originally built - with no surrounding walls.



Inspired by centuries-old examples of Mediterranean Greek and Arabic desert architectural styles, Dell Trailor left a decades-long mark of excellence on the Valley of the Sun. His thousands of homes embody the history of Phoenix. He also collaborated

with famous mid-century modern architect, Ralph Haver, on many communities including the original Hillcrest community at 7th Street and Thunderbird Rd, upon which Hillcrest IX was based. So, if you didn't know you are living in an architecturally significant home, you do now!

As a designer for 30 years before becoming a real estate agent, I appreciate the details that make these architecturally treasured homes sing. Hopefully, I can help you identify style-appropriate choices that add value by embracing your home's architectural significance and preserving the vision of the developers who created this wonderful community.

Congratulations on owning a piece of Phoenix history!

Hillcrest IX Block Watch

Recently, some of our residents have experienced individuals looking to burglarize homes. These individuals look for opportunities to trespass through open garage doors, unlocked doors and windows, vehicles, or just items left outside. Please be vigilant in securing your property. Get to know your neighbors and exchange phone numbers with them so that you can look out for each other and inform them if something seems amiss. Report any crime in progress to 911, or if the crime has already taken place, call the police non-emergency number, 602-252-6151



Homeowner, Eric Knott has volunteered to represent the Hillcrest IX community in ongoing events and liaise with the Community Action Officer (Area 23) from Phoenix Police Black Mountain Precinct.

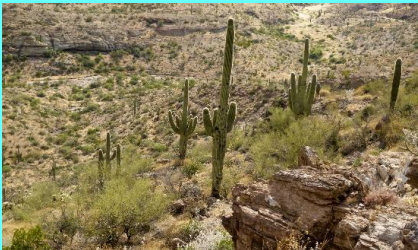
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Arizona HB 2298

An Arizona House bill that poses to remove any community's "authority to regulate any roadway for which the ownership has been dedicated to" is set to take effect in 2025. This applies specifically to our community's right to enforce street parking restrictions. Hillcrest IX homeowners will have the opportunity to vote to continue to regulate the public roadways that run through the neighborhood by June 30th, 2025. The Board is considering adding a ballot to the Annual Meeting invitation for homeowners to cast their vote at the beginning of 2025. We must reach a quorum for the vote to count.

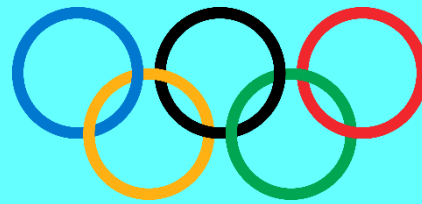
Summer Readiness

With the monsoon season bringing high winds and potentially heavy rain, it's important for the community to maintain tall trees and plants to prevent damage. In early July, The Board engaged a landscape contractor to trim large trees and plants around the perimeter and in the arroyo. The crew also cut a 3' fire-defensible space around homes contiguous with the arroyo. We would like to take this opportunity to remind you to take action to trim your trees and plants that may be vulnerable to high winds and inclement weather. Taking action in your yard decreases risk of loss and major maintenance and will continue to create a visually appealing neighborhood for everyone to enjoy in the spring.



Community Power

There is no greater show of "community power" than the Olympic Games. The 33rd Olympics are here and for many, the games mark an occasion for Athletes and global Citizens to assemble, celebrate commonalities and forge a new community. For me, the Olympics have always marked the passage



of time, the cyclical nature of an event being held every four years. It brings a certain reflection

of human achievements, a reflection on my own life journey, and an indicator to ponder where or what we'll be doing at the next Olympic Games. Life continues to speed by.

COMPLIANCE keeps COMMUNITIES strong and desirable!

A recent compliance drive-through was just completed in mid-July. Some of you may have received a CC&R violation notice. It would be easy to let many "small things" slip by, and we often do. But over time, if too many small things are left unattended, a community as unique and gorgeous as ours can start to look slightly run-down or less than optimal. Please do not feel targeted or that the Board is wielding undeserved power. Notifications are aimed at upholding long-established guidelines that can affect the look, feel, and investment value of our neighborhood. We aim to maintain community standards, preserve property values, promote safety and ensure a cohesive design. We encourage dialogue and cooperation among neighbors, promoting both a shared responsibility and a homeowners' responsibility to maintain these community standards.

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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 HOA 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 out the “Bill Payment” section on our website for setting up your bank for easier payments. Here you will also find that we are going to start accepting Zelle transfers. Most large banking institutions offer Zelle to transfer money from your bank account directly to a recipient. This will allow our homeowners the ability to pay their Dues online without incurring any additional fees.

Check it out at www.Hillcrest9.org!

Upcoming Events

- August Board Meeting: **August 5th**
 - 5:30pm. Homeowners are invited to join.
 - Meetings held at Fountain of Life Church: 1055 E Hearn Road
- October HOA Dues: **October 1st**: \$250 (second of 2 payments due April 1st and October 1st)
- Board Compliance Drive-By: **Mid-October**
- Multi-Use Trail Grooming Project: Saturday, October 26, 2024



Remaining 2024 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, August 5th

Tuesday, September 3rd

Monday, October 7th

Monday, November 4th

Monday, December 2nd

Monday, January 6, 2025

Community Calendar

Multi-Use Trail Grooming Project

Saturday, October 26, 2024

Annual Picnic

Saturday, November 2, 2024

Annual Meeting

Saturday, January 18, 2025



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Bulk Trash Pickup Changes Coming



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

Starting on September 30, 2024, a new, appointment-based collection system for bulk trash items will be replacing the current quarterly collection program. There is one more quarterly bulk trash pickup scheduled for late August. Customers will be able to make appointments online or over the phone. Check back here for the scheduling portal to go live on August 30.

Placement begins on **August 31, 2024**
Collection begins on **September 9, 2024**

After this last quarterly bulk trash pickup, please make sure to sweep up the road if necessary. Check the city of Phoenix website beginning September 1st, 2024, for information on how to schedule your next bulk trash pickup appointment.

<https://www.phoenix.gov/publicworks/bulktrash>

Your Hillcrest IX Board

As a new member of the Board this year, it has been interesting learning about the HOA duties and responsibilities, like managing compliance issues, tracking how we spend the HOA budget, and agreeing on common area looks. Transparency is key to a successful homeowner's association. It is important that everyone knows how welcome they are to attend our monthly board meetings and keep up with our website and meeting minutes. We aim to be open with all residents on financial conditions, policy issues, and generally all decisions made. We also would like to invite you to submit an article, poem, story or any idea that you would like to see in our future newsletters!

What has the Board been up to?

Cleaning up the drainage channel north of Acoma.

Many of the homeowners may not know that there is a drainage channel between Hillcrest IX homes on the north side of Acoma and the development to the north. This area had become overgrown with weeds, volunteer trees, and some unfavorable wildlife. The Board of directors made many attempts to engage the had City to get the area cleaned up for our homeowners. After going on deaf ears, the Board decided we needed to take it into our own hands and looked to our landscape vendor to help us clean it up. As of June 13th, the drainage channel has been cleaned up and the area is looking great. The volunteer trees and build up of debris has been cleaned out.

Perimeter and arroyo path tree trimming

In June we had a tree trimming company do our reserve scheduled tree trimming in our arroyo around the nature path and the perimeter trees along Hearn Road and 12th Street. Keeping the trees trimmed will help with keeping storm damage during the monsoon season to a minimum while help keeping the trees healthy.

2024 Board Contact Information

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

Krista Rabe – Vice President
480-323-9054 (call/text)

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

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

Darla Williford – Director
602-790-7157 (call/text)