

HILLCREST IX HIGHLIGHTS

Summer 2026 | Community Pride Issue

Thank You!

A very special thank you to our our dedicated neighbors who delivered the printed Hillcrest HOA newsletters!!! In a recent survey, we learned that a large majority of residents preferred electronic newsletter delivery. Except for a few newsletters that will be mailed, all future newsletters will be sent by email and posted on the website. So, while our need for your services is diminished, our appreciation is not! Thank you to Alice Couto, Cheryl Joseph, Denise Fukon, Diane Davis, Gail Bonneville, Judy Nelson, Kathy Neuroth, and Teresa Hare.

Recycle Your Hillcrest Originals

If you are remodeling and are planning to remove a Hillcrest IX original item like a front door, a post light, a plantation shutter, a cabinet, etc. Please let us know. We can pass that information on to neighbors. It allows them to get something for free, save it from a landfill and preserve that original Hillcrest IX vibe!

For example, I'm removing guest bath cabinets, and I live in the 1,757 sq. ft. model. If you would like those, please call me at 602 790-7157 by July 1st.



Our Shining Neighborhood on a Hill

Hillcrest IX was designed as a gleaming white oasis in the desert, by renowned Arizona developer Del Trailor and architect partner Ralph Haver. Carrying their vision forward, we, the stewards of that vision, take pride in our community and pay tribute to their legacy and respect the architectural and historical significance of the neighborhood we share.

Quarterly, the Architectural committee, which consists of the Hillcrest IX Board, takes a brief tour of the neighborhood to review the current state of our community and note any lapses in maintenance or violations to Hillcrest CCRs. Just so you know, those tours focus on the upkeep of exterior areas which are visible from the street or from common areas, from the arroyo, from the preserve path north of us, or from the path between our neighborhood and the one to the east of us, Pointe Mountainside Golf Community. Items reviewed include paint, landscaping, and other exterior modifications, additions and/or improvements like patio covers, sheds, awnings, and shade sails.

The full CCRs are available on Hillcrest9.org, and the Board is more than happy to answer questions at any time.

Park Place(s)

Hillcrest IX restricts street parking between the hours of 2 and 5 AM. We also must not park in the yards, and recreational or commercial vehicles (*except for service calls*) should not be parked where visible from the street, common areas, or from another neighbor's property. Exceptions can be granted with permission of the HOA Board.

The City of Phoenix restricts vehicles parked in driveways from protruding into sidewalks or vehicles parked on the street from over-lapping sidewalks, to avoid impeding access by those covered by the *Americans with Disabilities Act*. Garbage cans must likewise be placed entirely on the street, not sidewalks.

Adopt a Tree

Many trees in our arroyo are over 40 years old or have fallen in summer monsoons. The Board would like to replace them with native trees, but we do not have irrigation in the arroyo. We are looking for volunteers to 'adopt a tree' near their property and water it throughout the winter so that it will have a chance to establish roots and thrive in the Phoenix summers.

If you're interested in adopting a tree for a few months, please let us know!

Battle of the Bulk

Bulk trash pick up used to be so simple. It all got picked up at the same time, you knew when it was time as you saw the trash heaps accumulate in your neighborhood, and collectively, we got it all over within a week.

Now, although we have the convenience of being able to schedule pickups whenever we like, it seems as though there is always a pile of refuse sitting on the street. That's because the City of Phoenix has implemented an appointment-based bulk trash pick up system, allowing residents to schedule up to four collections per year. Appointments must be made at least three business days in advance, and items can be placed curbside for no more than seven days before the scheduled pick up. Please don't create the pile before you call to schedule and let the HOA know by sending us an email to let us know when the pick up is scheduled.

Pro tip: since we are a neighborhood of cul-de-sacs, we can use that to our advantage by asking a neighbors to coordinate appointments. Either combine pickups into one location because the maximum volume is ten cubic meters per appointment, or a pile 17ft long x 4 ft tall x 4 ft wide. You could also coordinate separate residential pickups for the same day, so you can be done looking at trash quickly!

Acceptable Items:

As a reminder, acceptable items for bulk trash pickup include furniture, small appliances, toilets, and bundled yard waste.

Prohibited Items:

Items prohibited for inclusion in bulk trash pick up are hazardous waste or materials, construction debris over 25 pounds, tires and large appliances with refrigerants.

You can schedule bulk trash pick up through the City of Phoenix website or by calling 602-262-6251.

As an Alternative:

If you have a truck or trailer and more items than allowed, you can deliver properly secured loads of less than one ton once every month to any City of Phoenix dump. Just bring your most recent City of Phoenix services bill and an ID to match and there will be no charge for the dumping.

Backwash Backlash?

It seems harmless - heck, almost generous to water the streets with clean pool water. Why not? Every drop of water released into the desert should be appreciated, right? Well, some folks don't realize that the City of Phoenix does not allow pools to be backwashed into the streets.

They do that because pool water can be toxic to plants, can erode the desert environment and can cause structural damage to neighboring properties. Chlorine, salt and a pH balance that isn't compatible with plants can stunt growth, yellow or burn leaves, and hinder nutrient availability. At the highest risk are fruit trees, roses, and willows. Flooding and too much water can also undermine block fences causing cracking or collapse.

To protect yourself from liability and others from loss, it is prohibited to drain or backwash into City streets, alleyways, or onto any other property. In our neighborhood, our streets are now maintained by the City, and our lots are hillside, so runoff is practically guaranteed.

The proper way to backwash the pool filter is through your home's sewer clean out, which is typically located near the house, close to the City sewer line. Putting the chemically treated water into the City sewer allows it to be treated before being returned for safe use in homes throughout the valley.

Violation of this ordinance can be quite costly, with fines of to \$2,500, imprisonment for up to six months, or probation not to exceed 3 years. These may seem like harsh penalties, but water intrusion can also cause extensive structural damage to surrounding properties, and have negative effects on the natural environment as well.

The Hillcrest IX Association doesn't want our residents to experience ANY of those things! So, have a great, fun, safe, cool, legal summer and if you're lucky enough to have a pool, find that clean out!

You'll Put Your Eye Out...

In the summer, more than any other time of the year, our neighbors are traveling, people are moving in and moving out and the homeless are looking for places to camp.

Please keep your eye out for things within the neighborhood. When folks are on vacation, their homes could be a target, especially if everybody on social media knows they're in the Bahamas, so pay attention to strange vehicles, things happening at odd times of the day and stay in touch. That way, you'll have a better chance of knowing whether the house across the street is getting carpets cleaned, or cleaned out!

If you see anything in our neighborhood that looks suspicious, a person walking on our streets in the middle of the night who you don't recognize or someone lurking around a neighbor's home, don't confront anyone, just stay inside your home, stay safe and call 911.

Police are more than happy to check something out, even if it turns out to be nothing.

2026 Hillcrest IX HOA Board

A new HOA board was elected at the January 24th Annual Meeting.

Anne Dudley - President
928 707-1680 (call or text)

Aliesha Kuhn - Vice President
801 910-8062 (call or text)

Ryan Hildreth - Treasurer
603 781-5506 (call or text)

Rick Despres - Secretary
925 366-9441 (call or text)

Darla Williford - Director
602 790-7157 (call or text)

Important Contact Information

HOA
HOABoard@hillcrest9.org

HOA Block Watch
BlockWatch@hillcrest9.org

Non-Emergency Police
602 262-6151

**Bulk Trash
Pick-Up Scheduling**
602 262-6251

APS Power Outages
602 371-7171

**Water and Sewer
Emergencies**
602 261-8000

2026 Hillcrest IX HOA Meeting Schedule

Board Meetings:

Monthly board meetings are held at Fountain of Life Church, located at 1055 E.Hearn Rd.

July | Monday the 13th: 6:30 - 7:30 PM

August | Monday the 3rd: 6:30 - 7:30 PM

September | Monday the 14th: 6:30 - 7:30 PM

October | Monday the 5th: 6:30 - 7:30 PM

November | Monday the 2nd: 6:30 - 7:30 PM

December | Monday the 7th: 6:30 - 7:30 PM

January | Monday the 4th: 6:30 - 7:30 PM

2026 Community Events Calendar:

Tract D Pubic Multi-Use Trail Project –
Saturday October 24th: 8:00 - 10:00 AM

Annual Picnic – Saturday November 7th: 12:00 - 2:00 PM

2027 Annual Meeting – Saturday January 23: 10:00 AM