

# HILLCREST IX HIGHLIGHTS

Winter 2026 | Annual Meeting Updates | New Year Issue

## 2026 Annual Meeting Review

This issue highlights January's Hillcrest IX Annual Meeting, just in case you missed it. More details to follow!

## Non-Owner Residents

Non-owner residents please contact us, so we can invite you to community events. All non-owner occupants, even friends or relatives of the owner should fill out the Rental Registration form available at Hillcrest9.org. Also be sure to read the CC&Rs, as non-owner residents also must follow them.

## Board Meeting Time Change

We'd love to see more owners at regular HOA board meetings in 2026! Just so you know, those will start at 6:30 PM this year. A full list of community events is on the back page of this newsletter.

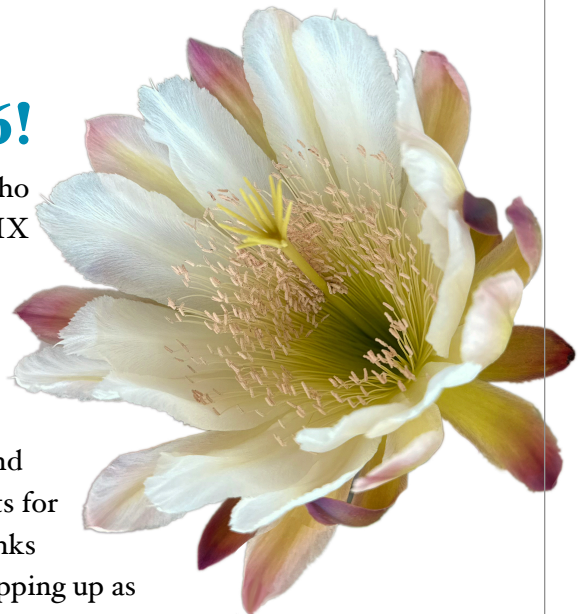
## Landscaper Contact

Our new HOA landscapers are fantastic and would love to manicure your yard as well. Call Ramon at 602 422-0603 for details.

## Hello 2026!

Nice to see everyone who attended the Hillcrest IX 2026 Annual Meeting.

It's spring in the desert and we're springing into action with some new board members, and some new appointments for existing members! Thanks to Anne Dudley for stepping up as our 2026 President, Aliessa Kuhn, our new Vice president and for Rick Depres, for agreeing to take on the Secretary responsibilities. Ryan Hildreth and Darla Williford will continue on the board in their existing roles.



We also owe undying gratitude for our out-going members, 2025 President Rob Hunter and Vice President Krista Rabe.

## 2025 Review

We had a fantastic year last year, welcoming many new residents to Hillcrest IX. There was also impressive participation for all of last year's community events. Our very first Ice Cream Social was super popular, with 70 in attendance, and we're doing it again this year on Sunday, March 22nd at 2:00 PM.

Our treasurer reviewed 2025 expenses versus budget, where we did very well and we looked forward to the daunting task of replacing the entire community irrigation system, which has admirably been kept working for 45 years now. An extensive study of our community Reserves was done last year, planning for the irrigation replacement, scheduled for 2030. For 2026, our dues will increase slightly to accommodate that project completion without the need for any special assessment.

## Community -Wide Garage Sale, Anyone?

A community-wide garage sale was proposed at the 2026 annual meeting. If you would like to participate in or coordinate this event, please contact board member Darla Williford at 602 790-7157 by March 1st.

## House Proud?

A late April Hillcrest home tour was also proposed during the annual meeting. If you are house proud, we would love to see what you've done. Contact board member Darla Williford if you'd like to participate.

## Built in Security

One automatic and natural deterrent to break-ins is built-in to most of our landscapes. The gravel surrounding many of the homes in Hillcrest IX deters burglars because of the noise it makes when you walk on it. So, if you're thinking of adding more walkways around your home, keep in mind that it's not the end of the world if you don't have them. Even wildlife like coyotes and javelina can alert you to their presence due to that little alarm system!

If you ever hear anything outside your home, stay inside and safe and call 911. I've done it and police would much rather respond for no reason than not be called and have a resident put themselves in danger

*2025 Review, continued from page 1:*

Thankfully, our update by Eric Knott, community Block Watch leader, was fairly uneventful – there were only 2 issues last year: mailbox theft and one trespasser. Eric also reminded us to continue our diligence by collecting all delivered packages promptly, meeting and keeping an eye out for our neighbors, and remembering to close our garage doors at night.

New Hillcrest IX projects for 2026 include more regular trimming of arroyo trees, refreshing the arroyo bridge surface and paint, updating the signs regarding and “Hillcrest Residents Only” nature of that space and adding a QR Code that will link to the Arizona Statute regarding curbing and leashing our pets.

We are so appreciative for the folks in our community who volunteer to help so often, whether it's working with our welcome new neighbor committee, supervising our wonderful new landscaping company, delivering the quarterly newsletters or showing up in October to keep the Tract D path to Lookout Mountain looking wonderful each year. Thank you!

We'd also like to extend a warm welcome to the new residents who joined our community last year. We invite you to attend any of our monthly board meetings and would love your input on any community-related topic. If you'd like to be placed on the agenda for an upcoming board meeting, let us know. Having such involved residents is one of the very best things about living here on the mountain. Hats off to you.

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## Hillcrest Home Values

Hillcrest IX had 9 home sales in 2025 ranging in price from \$427,728 to \$625,000. One home was sold, renovated and sold again, elevating its value by \$160,000, which highlights both the value of a full home remodel and the desirability of the Hillcrest community.

Other sales factors like average days on market (63), median sales price (\$500K) and price per square foot (\$297) matched the Greater Phoenix market almost exactly! Overall, sales were up slightly in Greater Phoenix by 5.4% in 2025 as home sales prices softened by 1% and interest rates dropped .58% last year.

## Puppy Love as Expressed by Arizona Law

We adore our fur babies, don't we? Every day, we see them and their owners enjoying morning and evening walks in the Arroyo.

Pet safety is important to all of us. In the City of Phoenix and the state of Arizona, laws protect us and our beloved pets. They help protect our pets from being lost by requiring that they be licensed, carrying a record of their owner everywhere they go. Pets are also protected from contracting dangerous disease by vaccination requirements and waste removal laws that prevent disease transmission. Most critically, our pets are protected from injury or even death by city and state leash laws.

The City of Phoenix and State of Arizona also love pet owners with these laws. Following them protects pet owners from incurring fines (*for example, the fine for simply not picking up after a dog ranges from \$50 - \$1,000*) and even civil infractions or criminal charges and penalties. However, the biggest protection they provide is a long and healthy life with our beloved pet.

We encourage everyone at Hillcrest IX to follow all city and state laws regarding pet ownership, as well as the community CC&Rs regarding pet ownership found in Section 11, but summarized as:

- no livestock or poultry can be raised or bred on any lot
- no more than 3 pets per lot can be kept on any lot
- those pets cannot be bred or kept for commercial purposes
- pets are to be restrained according to City of Phoenix leash or restraint laws whenever outside the owner's property
- owners must clean up after pets in all common areas
- pets must not make an unreasonable amount of noise

Owning a pet is a great responsibility and you are the last line of defense between your pet and danger. These dangers include diseases, other pets who may be off leash and/or aggressive, moving traffic throughout the neighborhood and wildlife like javelina, coyote and snakes that are found in mountain areas.

Happy Valentines day to all of the beloved pets in Hillcrest IX and to all of the pet owners, who have taken in and taken care of these wonderful animals!

## For The Love of...

Valentine's Day is a time to celebrate those who bring love to our lives.

On this page, we're focusing on our beloved pets, who let us know we are loved every day. We intend to return the favor!

"The love for all living creatures is the most noble attribute of man."  
- Charles Darwin

"There is no psychiatrist in the world" like a puppy licking your face."  
- Bernard Williams

"A dog is the only thing on earth that loves you more than you love yourself."  
- Josh Billings

"He is your friend, your partner, your defender, your dog. You are his life, his love, his leader. He will be yours, faithful and true, to the last beat of his heart. You owe it to him to be worthy of such devotion."  
- Agnes Repplier

"Until one has loved an animal a part of one's soul remains unawakened."  
- Anatole France

"All his life he tried to be a good person. Many times, however, he failed. For after all, he was only human. He wasn't a dog."  
- Charles M. Schultz

"The great pleasure of a dog is that you may make a fool of yourself with him and not only will he not scold you, but he will make a fool of himself too."  
- Samuel Butler

"Heaven goes by favor. If it went by merit, you would stay out and your dog would go in."  
- Mark Twain

## 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](mailto:HOABoard@hillcrest9.org)

### HOA Block Watch

[BlockWatch@hillcrest9.org](mailto: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.

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

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

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

June | Monday the 1st: 6:30 - 7:30 PM

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:*

Ice Cream Social – Sunday March 22nd: 2:00 PM

Tract D Cleanup – 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