

MONTEREY moments

montereyparkassociation.com

<https://m.facebook.com/villamontereycommunity/>

HOA ANNUAL MEETING, 2019

The 2019 Annual Meeting was held on Saturday, March 9. New Homeowners, Peter Minihan and Mike Schumer, were welcomed. Judy Rosenthal, of the nominating committee announced the results of the HOA Board Annual Election. Of the 99 homes in VM 5/5a, 80 homes voted: From 78th Place, 8 out of 10 homes voted; 78th Street, 7 out of 10; Highland, 10 out of 12; Mariposa, 16 out of 20; Coolidge, 21 out of 24; and Northland, 18 out of 24 homes voted. The 2019 new board members elected are Marsha Cain, Susan Marchi, and Bev Pettit, and Craig Sjodin was re-elected. Judy thanked all the candidates for being willing to participate. Thank you also to retiring Board Members Don Couture, Bob Grandestaff, and Beverly Tyson. Your time, efforts, and dedication to enrich our community are very much appreciated. *See page 4 for the full report on the meeting.*

LET'S KEEP VM SAFE

In the annual meeting, discussion turned to several conditions that should be a cause for concern:

One was a report of break-ins of cars in VM. HOA president Craig Sjodin pointed out that reporting the problem after the passage of several days does little good. If you see *something*—a break-in of a parked car, suspicious persons loitering near a home, or any other activity that could be red flag—*tell someone*.



Inform a board member or call the police immediately.



Another resident noted the practice (by unidentified persons) of leaving food out for coyotes. Let's be clear—**coyotes are wild animals**, a favorite snack of theirs is small pets, and they are unpredictable, possibly rabid, and always potentially dangerous. Please do not leave food out for them, and strongly discourage anyone who does.

The stretch of 79th Place along the White Oleanders has become a stopping place for some vehicles whose occupants work in VM and who leave trash or worse behind, also tempting to the coyotes.

In short, we should all be doubly vigilant of anything that makes VM a less healthy, safe, and good place to live. If you see something, let others know.

In this issue . . .

Community Events page 2
 Real Estate — FYI. page 3
 Homeowners Annual Meeting. page 4

**HOA Monthly
 Board Meeting
 April 1, 9 am**

Click this link for Board Meeting minutes:
montereyparkassociation.com

COMMITTEES

- Coffees - Madeline Kraska
- Compliance – Bev Pettit
- Landscape Planning – Randy Brenckman
- Library – Ann Lane
- Newsletter – Patti Frinzi and Mike Sikes
- Park & Ramada Maintenance – Randy Brenckman
- Pool & Spa - Bill Mucci
- Potluck/Happy Hour - Sandra Barnes
- Ramada - Gayle Sjodin
- Real Estate - Joan Hunsinger
- Social - Sandra Barnes
- Street Lighting - Craig Sjodin
- Web Page & Directory - Sue Carey

HOA BOARD

- Craig Sjodin, *president*
- Bev Pettit, *vice-president*
- Susan Marchi, *secretary*
- Sandy Mucci, *treasurer*
- Sandra Barnes, *board member*
- Randy Brenckman, *board member*
- Marsha Cain, *board member*

MARCH 2019

COMMUNITY HAPPENINGS



Brush and Bulk Collection: week of March 11 & April 8
<http://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection>



Community Coffee
Saturday, April 6,
9:30 am



Community Carport Sale

Regina Buzzello has volunteered to organize this year's community carport sale for sometime in April. If anyone would like to participate, please contact Reggie asap: regina85251@gmail.com, (602) 369-4482



Potluck/Happy Hour
Friday, April 12,
5:30 pm



Wednesdays
1 pm,
Ramada
Bev Tyson
bring a lunch snack

Thank You

Thanks, Susanne and Eric Malm
for hosting the Valentines Pot
Luck/Happy Hour!

Thanks, Elton Humphreys &
Kathy Hartmann for hosting the
March coffee!

To host an event, please contact:

Madeline Krska, coffee chair or

San Barnes, potluck/happy hour &
social committee chair
to become a welcomed
participant in our
neighborhood.



host Susanne Malm



Monday & Thursday
1:30 pm
VM HOA 4 Ramada
Sandy Mucci



Good company & good food
(especially Valentine's desserts)



Monday, Wednesday
& Saturday
11 am at the pool
Bev Tyson



REAL ESTATE REPORT

BY JOAN HUNSINGER

As of March 3, 2019:

In all of Villa Monterey:

21 homes for sale on the MLS

5 Under Contract

4 closings, highest closing price is \$417,500

Price range for listings: \$209,000 to \$483,900

VM5/5a:

3 MLS listings 1 UCB

3 For Sale by Owners



Selling your own property?
Ask for "Proof of Funds" letter before showing your home.

If you are listing your home *For Sale By Owner*, before you let total strangers in your home, you have the right to ask for a "PROOF OF FUNDS" letter from a bank or mortgage lender that states this potential buyer is serious and qualifies to purchase your home. Without one, you leave yourself open to a lot of problems we are seeing lately. If someone is persistent, have them call Craig Sjodin. He can qualify people in just a few short minutes. This also puts you in a better position to negotiate. Don't be afraid to ask questions. It's still your home!



HISTORIC PRESERVATION TERMS: AVOIDING THE CONFUSION

Confused about historic preservation and what it may mean for you as a VM homeowner? Here is a helpful glossary, thanks to Don Couture, who explained these terms at the March Board meeting:



Historic Preservation Commission (HPC): A group of non-governmental decision makers who advise the city on issues of historic preservation. Currently includes Regina Buzzello of 5/5A. The website is: <https://www.scottsdaleaz.gov/boards/historic-preservation-commission>.

Scottsdale Historic Preservation Staff (SHPS): City employees who meet with Homeowners, approve or disapprove Homeowner applications, and do the staff work to prepare documents for HPC decisions. How this works:

- The SHPS is a homeowner's point of contact. After receiving an approval letter from the HOA board, a Homeowner submits a Pre-Application Request to the City's One-Stop-Shop in the Planning Office. Then a meeting is scheduled with the SHPS.
- When a resident has a request for modification, it is submitted to the staff, who determine whether the request has any impact on the historical character of VM. If not, the staff issues a Certificate of No Effect, which gives the request the go-ahead. For more extensive work such as window replacement or building additions, the plans are reviewed by the HPC and, if approved, a Certificate of Appropriateness is issued.
- If the staff determines that the request would have an effect on historic preservation, one staff member is given the assignment to prepare a formal proposal to the Commission, along with a recommendation to approve, approve with modifications, or disapprove. The proposal goes before the Commission in an open meeting, where commissioners make the final decision. The website of the SHPS is: <https://www.scottsdaleaz.gov/historic-zoning>.

Villa Monterey Historic Preservation Committee (VMHPC): The collective group of the Villa Monterey HOA presidents who interface with the SHPS manager. As 5/5A Board president, Craig Sjodin has served on this committee over the last several years. The committee, in conjunction with the SHPS, is currently working on updating the Interim Historic Preservation Guidelines for Villa Monterey Units 1-7 to become the Villa Monterey Units 1-7 Historic District Preservation Plan and Guidelines (HP Plan). To review and comment on the HP Plan:

https://eservices.scottsdaleaz.gov/planning/projectssummary/applicant_submittals/ProjInfo_4_HP_2010_2.pdf

ANNUAL MEETING

HOA ANNUAL MEETING, 2019

The 2019 Annual Meeting was held on Saturday, March 9. The meeting opened with Steve Venker, Manager of the Scottsdale Historic Preservation Staff (SHPS), who gave a brief presentation on the ongoing work of the Scottsdale Historic Commission. (See our article, "Historic Preservation Terms: Avoiding the Confusion," page 3). Steve provided general



information only, rather than discussing specific cases, and answered questions. In response to a question about the procedures that the staff and the Commission follow, Steve said, "We try to work with each homeowner on an individual basis." He added that "If an owner made an alteration, could a new owner be able to undo what's been done? That's what concerns me." One of his important criteria is: "It is important that what you can see up close, touch, and feel is as original as possible." In response to a question about attaining National Historic Register designation, he said, "The National Register is an honor, it recognizes cultural significance of properties."

Craig Sjodin discussed the accomplishments of the Board and the Committees in 2018, including sewer and waterline repair, installation of the pool drinking fountain and new pool gates, replacement of the solar pool heating system, pool deck repair, and painting of the outside furniture. Bill Mucci of the Pool and Spa Committee reported that the pool solar heating installation costs will be recovered in 6 years by savings on gas. With a warranty on the system for 15 years, VM 5/5a will be saving on gas for 9 years. In the first 4 months of usage of the new system, Bill reported a savings of \$1300.



Sandy Mucci, treasurer, gave a detail report of income and expenditures for fiscal year ending December 31, 2018. We were under budget by almost \$3,000. Sandy also reported on the budget for 2019. For a complete report, see the minutes posted on the Monterey Park Association website (see link below).



The Board voted to suspend monthly meetings during the summer months. The Board reminded all homeowners that carports are not for storage. The board also reminded homeowners that the person owning the property must be clearly identified in county recorded documents and in residence. This CC&R requirement will be enforced.

In new business for 2019, the Board announced that in the February monthly meeting, replacement of the weather-proof storage shed was approved and is currently underway. Due to termites on the west side of the Ramada, the pavers must be removed and the base must be treated, and a new slab foundation and patio extension must be installed. The Termite Contractor for the Ramada has also been replaced this year and the new contractor will be treating the storage shed areas. A Special Board Meeting regarding this issue was called for Saturday March 19 at 9 am.



In the homeowners' open forum, the discussion turned to a recurrent problem in VM: evidence of roof rats. It was suggested that residents be required to pick fruit by a fixed date as in other VM HOAs. Citrus, oranges especially, are a favorite treat and source of hydration for the rodents. Residents voted to charge the board with studying the issue and setting a date for all orange trees to be picked and determining and enforcing the consequences if trees have not been cleared. Eric Malm noted that St. Mary's will harvest fruit trees and distribute fruit to the homeless if homeowners contract with St. Mary's by December. A note will be added to discuss the St. Mary's donation in the December 2019 agenda.



Several Homeowners reported that a person wearing a badge that claimed to be from the Humane Society were in the area knocking on doors on March 8, 2019. The VM no soliciting sign is small and only at one entrance, and they may have missed it. When they were told there was no soliciting allowed, they ignored the comment and continued to knock on doors.

For the complete minutes to the annual meeting see: <http://www.montereyparkassociation.com/BoardReports.html>