

MONTEREY moments

montereyparkassociation.com

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

HOA Monthly Board Meeting
March 4, 9 am

Annual Homeowners Meeting
March 9,
10 am

BOARD OF DIRECTORS ELECTION, 2019

Ballot packets have been delivered. Please see the packet for instructions on casting and delivering your vote. Results will be announced at the Annual Homeowners' Meeting.

Any questions?

Contact Judy Rosenthal, nominating committee

REMINDERS

The compliance committee is out with door hangers as friendly reminders, especially for the following:

This winter's hard freezes killed some plants, leaving a lot of dead foliage. This can be unsightly, provide a habitat for unwanted pests, and even present a fire hazard. Please trim back trees and bushes and remove any deadwood.

The rains have also brought out the weeds. They eagerly await your pulling.

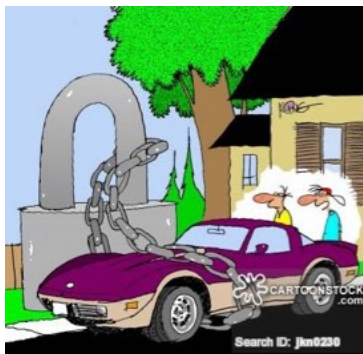
Also, please don't make your yard a roof-rat smorgasbord. Harvest fruit from trees and dispose of fallen fruit frequently.

Roof Rat Prevention, Maricopa County
www.maricopa.gov/2176/Roof-Rat-Prevention

→ See page 2 for date changes to monthly happy hour/potlucks for February and March. ←

BE SAFE

The board warned of reports of car break-ins in VM neighborhoods. Be safe, keep your car locked, and do not leave tempting items visible.



"With all the cars being stolen these days, I went out and bought the strongest security system I could afford."

COMMITTEES

- Coffees - Madeline Kraska
- Compliance - Bob Grandestaff
- 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

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- More about water. page 4

HOA BOARD

- Craig Sjodin, *president*
- Randy Brenckman, *vice-president*
- Don Couture, *secretary*
- Sandy Mucci, *treasurer*
- Sandra Barnes, *board member*
- Bob Grandestaff, *board member*
- Beverly Tyson, *board member*

Click this link for Board Meeting minutes:
montereyparkassociation.com



COMMUNITY HAPPENINGS

WHY IS KNOWING OUR NEIGHBORS IMPORTANT



- ~ Builds a strong sense of community,
- ~ makes a safer neighborhood,
- ~ increases and protects home value,
- ~ creates a more inviting aesthetic and a more welcoming and warmer place to come home to,
- ~ improves our mental and physical well-being.

We all know Villa Monterey is a special place. VM5/5a, in order to nurture that special sense of community, hosts monthly coffees, potluck/happy hours, holiday gatherings, and HOA board meetings. These events are hosted by community members. All homeowners are welcome to attend and are invited to host such events.

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.

Thanks, Pam & Bill Thomlinson for hosting the February coffee and treating us to yummy home-baked goodies!



Community Coffee
 Saturday, March 2,
 9:30 am



**February Happy Hour/
 Valentines Celebration,**
 changed to February 15,
 5:30 pm, Ramada



**St. Patty's Day
 Happy Hour/PotLuck**
 Friday, March 15, 5:30



Wednesdays
 1 pm,
 Ramada
 Bev Tyson
 bring a lunch snack



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



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

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



REAL ESTATE REPORT

BY JOAN HUNSINGER

"JANUARY SHOWS AN INCREASE IN BUYERS LOOKING TO PURCHASE"

As of 1/28
Villa Monterey 5/5A:
MLS listed for sale: 2, prices are \$349,900 and \$397,900
For sale by owner: 2
Coming soon: 1

In all of Villa Monterey:
23 for sale with 6 of those Under Contract
7 For Sale By Owner and 3 coming soon. (That I'm aware of, just a drive by)



THINKING OF SELLING

ADVICE FROM CRAIG SJODIN



The best way to determine what your home is worth is to have a Real Estate agent provide you with a comparative market analysis that shows what comparable homes are selling for in your area. A potential home seller is wise to contact two or three agents for independent market analyses, and you may wish to have an outside review before you sign a sales contract. Lower than market pricing will usually result in a quicker sale, whereas above-market pricing will usually take longer to sell. Develop a pricing strategy with your listing agent, who has a fiduciary responsibility to protect *your* financial interests. If you live alone, you may wish to have a friend or neighbor attend the listing presentations with you. Do not be rushed into anything. Although agents usually start with the same basic MLS contract forms, clauses can be added or deleted. In Real Estate, everything is negotiable, including the commission! Additionally, Craig suggests that you give him a call before you list with an agent. Craig and others in the HOA may have a list of people that want to buy in our neighborhood.

HISTORIC COMMISSION

At the Feb. 4 Board meeting, Craig Sjodin updated residents of progress in working with Steve Venker of the Scottsdale Historic Preservation Office to finalize the written guidelines for VM. This is still in process, and the imperative is to get everything in writing so that expectations and actions are clear and understandable. Craig expects the completion of the guidelines by the end of March. We will continue to monitor this process and will provide an update next month.



Presidents and officers of all the Villa Monterey HOAs, including Craig and Don Couture, met with Steve Venker to voice their concerns about the December 6 meeting (see the January issue of MM) and the decisions made by the Historic Preservation office. The VM HOA representatives asked for more consistency in decisions made by the Historic Preservation office and documentation that the decisions made by the HOAs concerning property owner improvements would not be overridden by the Historic Office.

LESSONS FROM THE WATER CAMPUS, PART 2

In the last issue we reported on our trip to the Scottsdale Water Campus. We've also talked to numerous plumbers and water treatment companies and manufacturers to learn the best solution to improving our water quality. The water that comes into our homes is laden with minerals—including calcium and magnesium—and high levels of chlorine. These dissolved minerals can clog plumbing, deposit scale and soap scum in bathrooms and kitchens, and even damage appliances and cookware. Untreated, this water has a bad taste whether straight or in tea or coffee. We investigated the following solutions:



Conventional softener is the most familiar kind of home water treatment. Like a magnet, softeners use negatively charged polystyrene beads to pull the positively charged calcium and magnesium out of your water. These mineral ions are flushed out of the system when the beads are periodically recharged by sodium or potassium. Pros: less cost than some alternatives, softens water, reducing mineral build up and soap scum, simpler cleaning of baths and kitchens, easier on your clothes and linens, healthier for hair and skin. Cons: cannot be used to water plants, may not be drinkable (especially if you are on a low-sodium diet), backwashing periodically makes noise and uses water, “silky” feel of the water may not appeal to everyone, environmental concerns about putting salt into the groundwater (though newer systems use less salt and most systems can use either salt or potassium). When at the Scottsdale Water Campus (see January issue of MM), we spoke with a staff scientist who opposed water softeners using salt but said the City had no problem with potassium. Potassium works much the same as sodium but is slightly more expensive. We found a good price at Costco. The City offers a \$250 rebate for removal of old softeners: www.scottsdaleaz.gov/water/rebates

Some neighbors have opted for a system that delivers a salt tank on a regular basis for a periodic fee, rather than purchasing a softening system. The regeneration happens at the company site. Environmentally this has some advantages, because regeneration does not put salt into the ground water. The company reprocesses it.

TAC (template assisted crystallization system) is a relatively new technology that does not involve salt or potassium; in fact it isn't a softener. A TAC system is more like a chemistry set. Rather than removing minerals, it changes them from one form (ions) to another (crystals), so that they no longer adhere to things like appliances, dishes, skin, hair, or plumbing and instead are washed away. Minerals attach to the resin pellets in the tank to keep them from scaling and gunking plumbing. The technology got a good rating from an ASU research study. Pros: No electricity, no backwashing, no salt to purchase and lift into a brine tank, helps remove existing scale. Cons: new technology without a lot of testing, still uses water and generates noise to backwash the system, expensive repacking of the resin after 5 years, and the water is still hard. More expensive than a salt system.

Nuvo, another new system, operates similar to the TAC system. You can think of the Nuvo system like a posse that rounds up the hard water ions, corrals them, and drives them out of your water trough. The Nuvo system uses citric acid to change your water's pH to neutralize the minerals. Pros: no salt, Cons: doesn't work if hardness exceeds moderate limits, requires backwashing, expensive. Some plumbers we talked to were pushing this system, but our research indicates Scottsdale water is too hard for this system to be effective.

Regardless of the type of system, many of them come with a **carbon pre-filter**. This is important because it removes chlorine and can extend the life of the media. If your system doesn't include one, consider having a separate one installed on the line ahead of the system to help protect it.