

A letter from Director Jim Murphy

To My Fellow Residents Of Villa Monterey One:

I know you are all concerned, as I am, about keeping our association fees at a minimum.

To be able to do this, we need people to volunteer to work on various projects in and around the common areas.



This work would entail painting, some light pruning of bushes, raking, and general maintenance work.

If there are some of you that feel you are not able to do this kind of work, you may be able to help by providing refreshments (or even baking cookies) and providing moral support for the workers.

We will be doing some of the work in stages and hopefully before the weather gets too hot.

If you would be interested in getting more information, please contact me.

Thanks,

Jim

Jim Murphy  
[murphfarm2@msn.com](mailto:murphfarm2@msn.com)  
(480) 990-1836

**Resident directories**

Resident directories dated April 2009 were delivered to residents and mailed to non-resident owners during the week of April 6. If you have not received a directory or if your information is incorrect, please contact Newsletter Editor Rick Morine; his contact information is located on the left side of the front page of the newsletter.

If you have suggestions for improvement for next year, please drop a note to Rick.

**Men's coffee event on Wednesdays**

Tony Viti reminds us that male residents are invited to the "Men's Coffee in the Park" at 9:30 a.m. on the first Wednesday of each month except during summer.

If you have any questions or would like to share in the hosting duties, contact Tony at (480) 432-8245. The location is our community park; the cost is free.

**Age verification survey deadline: April 15**

In accordance with regulations of the US Department of Housing and Urban Development (HUD), all *occupants* in a "55 and older" community, whether owners, renters, or house guests of absentee owners or renters, must show evidence that at least one resident in the occupied dwelling unit is age qualified. This age verification is supposed to occur at least every two years. (Department of Housing and Urban Development: 24 CFR Part 100.)

Any of the following documents is considered reliable documentation of the age of the occupants of the housing facility or community:

- a) Driver's license
- b) Birth certificate
- c) Passport
- d) Immigration card
- e) Military identification
- f) Any other state, local, national, or international official documents containing a birth date of comparable reliability

Please take a few minutes now to answer the questions in the survey delivered to your home in late March and return to Executive Secretary Rick Morine. You may deliver in person, drop in his mail box, send by US mail (7527 E. Mariposa Drive, Scottsdale, AZ 85251), or email to [MorineRick@aol.com](mailto:MorineRick@aol.com).

# The Quail's Quill

## April 2009

### The Newsletter of Villa Monterey Unit One

**Welcome to the new directors**

Thanks to all who came to the annual meeting March 22 and to those who voted for the election of three directors. You elected Rick Morine, Jim Murphy, and Tony Viti to serve three-year terms on the board. The resignations of Jim Bennett and Patti Hannon resulted in two additional positions. The Association's bylaws state that board of directors is to fill vacant positions due to resignation by appointment. After interviewing several candidates, the board appointed Heather McLellan and Myrna Walker to fill the unexpired terms; each of those terms expires in 2010.

As a part of becoming better informed directors, many on the board are participating in the City of Scottsdale's Neighborhood College. Anyone may attend these free classes. The courses offered include:

- April 2 HOAs from the Inside-Out and Reviewing Arizona's New HOA Laws
- April 6 HOA Board Meetings: How they can be run legally, fairly, and smoothly
- April 20 Self-Managed or Professionally-Managed
- April 23 Hit a Home Run with Neighborhood Watch
- April 28 Code Enforcement Basics
- April 30 What you need to know to amend your documents
- May 4 Computer Crimes: It could happen to you and your family
- May 7 Be a Life Saver
- May 12 The ABCs of CC&R Enforcement
- May 14 HOA Budgeting, Financials, Reserves, and Insurance

Please visit <http://www.scottsdaleaz.gov/education/nbhdcollege.asp> for more information or contact Joanie Mead at (480) 312-2543 or [jmead@scottsdaleaz.gov](mailto:jmead@scottsdaleaz.gov).

**Board of Directors**

Joe Falduto  
Bob Kirgis  
Ted Klingbeil  
Chuck Lacy  
Heather McLellan  
Rick Morine  
Jim Murphy  
Tony Viti  
Myrna Walker

**Officers**

President, Bob Kirgis  
Vice President, Chuck Lacy

**Appointees**

Executive Secretary, Rick Morine  
Treasurer, Rick Morine  
Park Superintendent, Bob Kirgis  
Real Estate Liaison, Kitty Kirgis

**Architectural Control and Advocacy Compliance Committee**

Bob Kirgis  
Donna Murphy  
Toni Viti  
Myrna Walker

**Auxiliary Committee**

President, Kitty Kirgis  
Vice President, Donna Murphy  
Secretary, Myrna Walker  
Treasurer, Rick Morine

**Newsletter/Website Editor**

Rick Morine  
7527 E. Mariposa Drive  
[MorineRick@aol.com](mailto:MorineRick@aol.com)  
Arizona (480) 949-5651  
Mobile (503) 320-4590

**Website**

[www.neighborhoodlink.com/scottsdale/vmu1](http://www.neighborhoodlink.com/scottsdale/vmu1)

**Notice of board of directors meetings**

All homeowners in good standing are welcome to attend regular and special meetings of the board of directors. The meetings are usually held at 6 p.m. in the Ramada at the community park on the third Tuesday of the month. There are no meetings in June, July, August, or December. In case of inclement weather, changes in date or time, or special meetings, a notice will be placed on the bulletin board in the Ramada. All approved minutes of regular and special meetings are posted on the bulletin board in the Ramada.

Homeowners are invited to speak at these meetings during a designated time called "Homeowners' Forum," which is usually placed at the beginning of the agenda. If you wish to speak, please provide written notice to President Kirgis: "Complaints, criticisms, grievances, questions, and suggestions from residents must be submitted in writing (signed by the submitting resident) to the Architectural Control and Advocacy Compliance Committee of the Board of Directors. Each written communication received will receive the prompt attention of the committee." (Article IX of the Bylaws)



Handbills: How to get rid of them

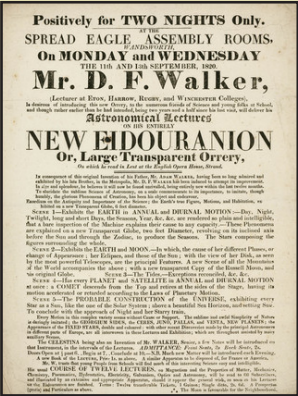
The distribution of printed materials including handbills, fliers, and door hangers to a residential property in the City of Scottsdale is regulated under the City of Scottsdale’s Revised Code (Chapter 19, Sec. 9). These range from local restaurants advertising their menus, a service person building business, or a realtor promoting services. Although we may welcome some of the information, we do not welcome strangers and their potentially harmful side-effects in our neighborhood.

It is a violation to deliver these types of printed materials to residents who have announced that they do not wish to receive them.

Below are the three easy steps of Scottsdale’s Handbills Program a resident can take to notify a handbill distributor that no printed material is to be placed on the resident’s premises.

What you must do

- Announce:** You must display a sign near your mailbox or door. It is a misdemeanor if a person leaves material when you display this notice. If you do not display this notice, you cannot stop the practice. You may post the sample sign at the bottom of this page if you wish.
- Notify:** If you receive a handbill, write your name and address, “VM Unit #1,” and the date on it in ink. A handbill is anything placed or thrown on your property without your permission, including business cards. Place the annotated material in Rick Morine’s mailbox at 7527 E. Mariposa Drive. Residents and owners may always use Rick’s mailbox for Villa Monterey business. If you wish, you may contact the Handbills Program Coordinator directly: Judy Melton: (480) 312-3111, fax: (480) 312-2455, email: [jmel@scottsdaleaz.gov](mailto:jmel@scottsdaleaz.gov).
- Send a Violation Letter:** The Handbills Program Coordinator will then send a violation letter to the offending advertising or marketing company in question. This letter will notify the company of the violation as well as a directive to respect the citizen’s request by not leaving any further advertising material at that address.



NO

- Handbills
- Advertisements
- Unsolicited Written Materials
- Peddlers
- Solicitors

Scottsdale Revised Code  
Section 19-9

NO

- Folletos
- Boletines
- Publicidad o Anuncios
- Vendedores Ambulantes
- Solicitantes

La Código de  
la Ciudad de Scottsdale  
La Sección 19-9

A message from President Kirgis

I want to thank Eleanor Cahill and Kathryn Grimco for their years of service as they retire from the board as directors. I also welcome back Rick Morine and Tony Viti, who were re-elected, and welcome on-board a new director: Jim Murphy. Due to two vacancies from resignations, the board appointed Heather McLellan and Myrna Walker to serve the remaining year of the two unexpired terms.

April is the time of year that our beautiful desert daisies begin to fade and reseed. Please remember to remove the dead plants from your yards before the end of the month.

At the board meeting on Tuesday, April 21, representatives from the City of Scottsdale Department of Transportation will update the board of the traffic impact on our community from the proposed Solís/Waterview Project. Please feel free to join us for this presentation at 6:00 p.m. at the Ramada in the park.

One of the board’s goals this year is to monitor expenses for the park closely and to look for ways to reduce costs. Park expenses as of December 31 were reduced 11.4%, down \$5,659 compared to last year; utilities were down 7.5% due to new equipment and new covers for the pool and hot tub.

News from the auxiliary committee

Members of the auxiliary committee elected four new officers at the annual meeting of the membership on March 22. Your new officers are Kitty Kirgis (president), Donna Murphy (vice president), Myrna Walker (secretary), and Rick Morine (treasurer).

One of the goals set by the committee is to have at least two social functions each month, weather permitting. One of these functions will be a “Coffee in the Park.” The other may be some sort of potluck or special party, such as St. Patrick’s Day, Christmas, etc.

On April 4, the committee hosted its first “Coffee in the Park” with 30 residents in attendance. The next function will be on Sunday, April 26. John Vames will entertain us with a Native American flute concert (cost \$10) at 4:00 p.m. A potluck dinner will follow at 5:00 p.m. You will receive an informational flyer soon.

Your new neighbor

- Susan Mindel
- 4843 N. 74th Place
- (480) 323-5272



Maintaining the grass in our park is an expensive proposition when you consider the water, seed, fertilizer, and maintenance necessary to keep it looking, well, “like a park.” To assist the board in making wise environmental, aesthetic, and financial decisions, I have invited representatives from the City of Scottsdale to describe various scenarios for reducing water usage in the park. This presentation will be at the beginning of the board meeting on Tuesday, May 19 at 6:00 p.m. You are all welcome to attend this meeting as well.

If you elect to attend the April and May board meetings, please arrive before 6:00 p.m. in consideration of our guests from the City of Scottsdale.

Committee members are currently searching for a venue for the 2009 Winter Holiday Party in December.

Funds generated by auxiliary committee activities are used to enhance our community park. The committee will work closely with the Association’s board of directors in coordinating community needs and purchases.

All residents are encouraged to participate in the auxiliary committee; it is no longer just a “women’s club.” Contact Kitty if you are interested in hosting an event or contributing cookies or other treats. Take a moment now to submit your annual dues (\$6) and to complete your membership form (see below).



Coffee in the Park on April 4

Auxiliary Membership Form  
Annual Dues: \$6.00

Name

Telephone

Address

Email Address

Please Send This Form And Annual Dues To  
Kitty Kirgis at 4748 N. 75th Place