

# Montefino Village

July 2013

## Board of Directors

- **President:**
  - Mark Maynard
- **Vice President:**
  - Tom Kuk
- **Secretary:**
  - Mike Hudson
- **Treasurer:**
  - Robert Jackson

## Board Meetings

4th Monday of each month, excluding June, at 6:30 PM in the community clubhouse

## Premier Community Management

Tennille Laidlaw, Community Manager

Phone: 480 704 2900

Email:

[tlaidlaw@premieraz.com](mailto:tlaidlaw@premieraz.com)

3930 S. Alma School Road

Suite 10

Chandler, AZ 85248

## Regular business hours:

Monday—Friday from 8:00 AM to 5:00 PM

## Common Area Irrigation

One of the greatest, and most visible, assets of Montefino Village is the abundant landscape throughout the community.

Over the last month you may have noticed a decline in the health of the grass in front of your home, as well as in the common areas.

This is a result of the irrigation pump failing. When the pump maintenance company was researching parts to repair the pump, it was discovered that the pump had been discontinued over two-years ago, and parts are no longer available.

This led to the need to order a new pump in order to continue getting water to the landscape. Because irrigation pumps are custom fit for each location, they are not stocked on shelves and need to be built when the order

is placed. Building the pump does take several weeks, and the pump company, management and the board worked together to come up with a temporary solution so we would not go without water while the new pump was being built.

Several possible temporary solutions were discussed, including bringing a water truck into the community to manually water the grass, plants and trees. Due to the man hours that would be needed to cover the entire community each week, the cost would have been between \$8,000 and \$10,000 for a water truck.

The most cost effective solution was to install a temporary pump, and while this helped, it did not solve the problem completely.

The new pump was completed,



and installed on July 16th. The landscape maintenance company will be performing a complete diagnostic review of the irrigation system to check for faulty irrigation heads and possible electrical issues.

Please continue to bear with us while we work through this, and bring the community back to the standard and level of beauty we all enjoy. If you have questions or would like more information, please contact Community Manager Tennille Laidlaw by phone at 480 704 2900 or via email at [tlaidlaw@premieraz.com](mailto:tlaidlaw@premieraz.com).

## Letter From Peak Landscape


The turf on the property that is not as green is last fall's rye grass that died due to the hotter days, and the pump being down. The dead rye turf is causing a blanket-like effect over the ground that is not desirable for the summer Bermuda. The action we will be taking to correct this is almost like the winter scalping process; we will need to drop the cut to 1 inch

for the areas of turf that are yellow while trying not to stress the green Bermuda turf that is next to any yellow section of rye grass. We started this process the week of July 8<sup>th</sup>, and it will take us approximately two to three weeks. As soon as we have the pump system up to full speed, we will water the turf three minutes, four times a day and will also fertilize the turf

lightly every other week for the next four weeks. This should help the Bermuda fill in a majority of the yellow areas, which takes approximately 4 to 6 weeks. Also, please remember that we will be starting the winter scalping process for the turf the third week of September.



## Monsoon Season Is Here Again



It is that time of year when we experience higher temperatures, strong winds and possible rainy weather.

The landscape maintenance company is contracted to be in the community two times per week for general maintenance.

One of the crew's responsibilities is to blow out and remove fallen landscape debris.

The constant high winds we are experiencing can make this a challenge for the crew. As we

have experienced over the years, it does not take long for new debris to accumulate. We are working with the landscape maintenance company to ensure that the debris is tended to each visit, and that as much as possible is removed from the community.

We thank you for your patience and understanding while we address these seasonal issues.

## Utility Boxes

Over the last few years homeowners have asked about the maintenance responsibility for the utility boxes that are in front of the homes throughout the community.

Please be aware that because these utility boxes serve the homes, and not the common areas, it is the responsibility of the homeowners to contact the appropriate utility company for any needed repairs or replacements.

Due to the amount of broken or deteriorated utility boxes in the community, a letter was

recently sent as a courtesy to the utility company for replacements on behalf of the homeowners. We have not received confirmation yet as to when this will be completed, and you are encouraged to contact the utility company to remind them of their maintenance responsibility. The cylindrical utility boxes that say Communications West are now maintained by CenturyLink, and their toll free number is 877-348-9007.

## Community Improvements

**Board meetings are the 4th Monday of the month at 6:30 PM, and are held in the community clubhouse**



The board is currently considering projects to improve the community. Some of the improvements the board is discussing include:

- Repair and painting of the block wall fences and guard shack
- Painting of the wrought iron view fencing
- Plant replacement
- Resurfacing the pool deck

You are welcome to attend board meetings to give your feedback regarding these projects as well as any others that you may feel need attention or consideration.

As a reminder, the board meets on the fourth (4th) Monday of each month, excluding June, in the community clubhouse at 6:30 PM.

Please remember that the board is elected to represent the association and all owners in the community. Their ability to do so is made easier when homeowners share their thoughts on what they would like to see in the community.

## Architectural Changes

The board appreciates all of the efforts that have been made by residents to improve their home over the years. Not only do these efforts increase the beauty of each home, they positively impact the community as a whole.

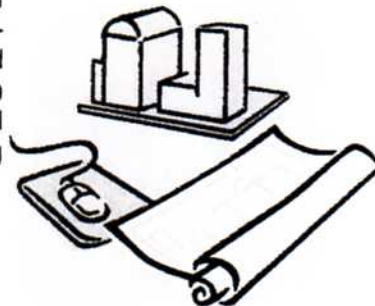
As a reminder, each homeowner is required to receive written approval for all visible changes from Montefino Village as well as the master association, Ocotillo.

If you are planning to make visible changes to your home or lot, please contact the management company for the appropriate architectural forms.

Visible changes include, but are not limited to:

- Exterior Painting
- Backyard structures visible over the fence line
- All backyard additions or changes for homes with wrought iron view fencing

You may contact Tennille Laidlaw via email at [tlaidlaw@premieraz.com](mailto:tlaidlaw@premieraz.com) to get a copy of the architectural forms. Please remember that you will need to provide separate forms and proposed design or plan to both associations for approval prior to the work being done.



## Pool Chairs, Lighting and Pedestrian Gates

**Chairs:** Several of the pool lounge chairs have deteriorated from age and use over the years, and are missing straps.

These chairs were picked up by a refurbishing company on Wednesday, July 17, 2013 for repair.

Please allow for 3 to 4 weeks for the chairs to be returned to the community.

**Lights:** A recent inspection of the community lighting revealed that the dusk till dawn sensors, monument lighting photocell and multiple bulbs needed to be replaced.

In addition to these, there were 2 vandalized fixtures on the walking path and multiple vandalized landscape light fixtures that were repaired. These repairs and replacements were completed in early July.

To help prevent future lighting outages, the board will be considering monthly lighting inspections. If accepted, this will be done by a third party, and minor replacements or repairs will be done onsite. If any major repairs are needed, the vendor will provide management and the board with a proposal prior to completing the work.

**Gates:** The association has called the locksmith out to the community on several occasions this year for damaged or vandalized locks on the pedestrian and pool gates. The most recent was at the end of June.

If you are experiencing trouble with your key, or have misplaced it, please contact the management office to have the lock checked or purchase a new key for \$5.00.



## Resident and Guest Parking

retain property values.

### **GENERAL PARKING RULES:**

#### **Vehicles Allowed To Park –**

Vehicles permitted to park in Montefino Village include any domestic or foreign car, station wagon, sport wagon, pickup truck (not exceeding ¾ ton load capacity), minivan, jeep, sport utility vehicles, motorcycle, and similar non-commercial and non-recreational vehicles used for domestic purposes.

#### **Vehicles Prohibited To Park –**

Vehicles that are prohibited from parking within Montefino Village include, but are not limited to: mobile home, motor home, boat, Jet Ski, boat or Jet Ski trailer, all-terrain vehicle, off-road vehicle, trailer, horse trailer, camper, camper shell, snowmobile, bus, trucks exceeding ¾ ton load capacity, vehicles designed for commercial

purposes or similar vehicles.

### **RESIDENT PARKING:**

**Garage –** Residents shall park their vehicles in the garage.

**Concrete Driveway –** If the resident has more vehicles than will fit in their garage, the resident may park their vehicle(s) on the concrete portion of their driveway.

#### **Common Driveway Pavers –**

Parking on common driveway pavers is prohibited at all times. Vehicles parked on the common driveway pavers are subject to immediate towing at the vehicle owner's expense.

### **TEMPORARY PARKING:**

**Guest Parking Spaces –** The guest parking spaces on W. Olive and W. Periwinkle are only for the temporary guests of

residents and are limited to 72-hours. Residents are prohibited from parking their own vehicles in the guest parking spaces. Homeowners, tenants and occupants who exceed the allowable parking time in the guest parking spaces are subject to towing at the vehicle owner's expense.

#### **Street Parking –**

Temporary street parking for resident and guest vehicles is only permitted during the day on the non-sidewalk side of the street. Vehicles parked on the sidewalk side of the street are subject to towing at any time. Overnight street parking is prohibited. Vehicles parked on the street from 11:00 PM through 6:00 AM are subject to towing at the vehicle owner's expense.



Parking is a challenge in any community. Montefino Village has 135 homes with only 11 guest parking spots, and the streets are not wide enough to allow for parking on both sides of the road. Moving in and out of the housing clusters can be very difficult when there are any restrictions in the common driveways. The following parking rules are to help protect resident safety, improve the community's appearance and