

2016 HOA Board Election Results

Paul Maloney and Terry Olbrysh were elected to new 3-year terms on the Moon Mountain Vista HOA Board of Directors in the December 2016 election. Maloney and Olbrysh will serve as Treasurer and Secretary respectively. Other board directors and their officer positions include: Bryan Ginter, President; Arlene Crevier, Vice President; and Jay Shetler, Director and Member-at-Large. Officer positions are determined each year by a vote of the majority of directors at the board's first meeting of the year.

Homeless Camp on Hill a Concern to HOA Residents

By Paul and Michael Maloney

In February my son and I along with Ben Bayardi drove up to the top of the mountain to the South of our community. There were two active homeless camps that we tore down and cleaned up. The amount of drug paraphernalia was both surprising and concerning. Hundreds of needles were cleaned up along with countless amounts of clothes, trash, bike frames, tools, bedding, tent parts, bullets and other property that was probably all stolen from nearby neighborhoods.

My son took several items to the Salvation Army and we filled several homeowners' trash cans on Evans Drive with the rest of the trash. Thanks to those that let us do that as Michael's truck was completely full. The police were notified months before we hauled away the camp debris and they did tell us they would take care of the issue. The police did go up on the hill and confiscated the 50 or so old cell phones and other electronic devices that we had noticed from a prior trip. They told us at the time not to clean it up as they were going to have the city do this but that never happened. In fact there were two camps that were currently active when we cleaned up the trash vs. the one that had previously been there.

I would strongly recommend if you have kids that play on the mountain to let them know about this situation and to be very cautious to avoid drug needles. We did pick up all that we saw but it's a big place and I'm sure we missed some. We will be making another trip up there soon to make sure there is no more activity.

HOA residents should call the Phoenix Police at 602-262-6151 if they see suspicious activity on the hill.

Home Improvements Need ARC Approval

Spring is a good time for home improvement projects due to the ideal weather. House painting, landscaping, roofing, and other architectural projects to enhance Moon Mountain Vista HOA homes produce a steady flow of contractors and do-it-yourself projects in the neighborhood.

Please remember that the HOA Covenants, Conditions and Requirements, which all homeowners signed and agreed to follow when we purchased our homes, require the advance approval of the Architectural Review Committee (ARC). The HOA Architectural Review Committee form can be found on the HOA website <http://tinyurl.cc/MMVHOA>. It should be completed, signed and mailed to the address on it at least 30 days in advance of the start of the project work.

To check the approved colors for painting homes in the HOA, please visit https://www.dunnedwards.com/colors/archive/color-ark_pro/moon-mountain-vista/moon-mountain-vista. Paints other than Dunn Edwards may be used but the colors must match those on the Dunn Edwards site.

Homeowners Vote Down Proposed CC&R Modifications

Moon Mountain Vista homeowners rejected two proposed modifications to the Covenants, Conditions and Restrictions (CC&R's) in a vote last December. Only 30 of Moon Mountain Vista HOA's 55 homeowners voted in the election, far short of the 75% or 42 votes required for the CC&R's to be revised.

Consequently, proposals to revise the CC&R's to permit RV's and free-standing buildings on HOA properties did not pass. Both measures were defeated by a majority of the 30 homeowners who did vote. Homeowners may read the text of the CC&R Article VIII, Section 8.1, Subsection (d) and (o), that remain in effect, by visiting <http://tiny.cc/MMVHOA>. For more information on the vote, please contact Community Manager Cary Lynd at 480-339-8007 or cary.lynd@brownmanagement.com.

Marianne Bayardi Receives Patriotic Honor

Congratulations to Marianne Bayardi, a homeowner in the Moon Mountain Vista HOA, on her recent selection by the Unified Veterans of Arizona to receive the Copper Star – Bucky O'Neill Award.

Bayardi, who has served as a Phoenix Municipal Court judge for 10 years, is being honored for her pioneering work in expanding the Phoenix Veterans Court to more meaningfully assist veterans involved in the justice system. The court and its associated programs are now being modeled in communities across the United States.

"The court is the largest misdemeanor single-jurisdiction court in the nation," Judge Bayardi said. "More important than its size, our veterans' court team provides excellent services and resources whether or not veterans qualify for VA services."

The 11th Annual Patriotic Gala will be celebrated on Saturday evening, April 8, 2017 at the Double Tree Resort Hilton, 5401 N. Scottsdale Road, Scottsdale. Please visit www.avhof.org for more information and to make reservations.

President's Perspective

by Bryan Ginter

Moon Mountain got its name because people thought the tertiary basalt lava flows on it looked like the rocks on the moon. While its namesake would suggest an unearthly environment, Moon Mountain Vista is as down to earth as they come.

Our mission statement explains our purpose, which in general, states that we seek to serve the community and preserve property values. The full mission statement can be found on our website at <http://tiny.cc/MMVHOA/>

As a multi-term director and President, I regularly consult our homeowner's association documents, consider our governance process, review financial statements, and endeavor to identify emerging community trends. Often changes are driven by changes in Arizona Revised Statutes.

It takes teamwork, cooperation, and active involvement to keep the HOA running smoothly. Together homeowners, board members, and property managers can create a community that families are proud to call home.

Brown Management, our property management company, plays an active role in the directions taken by the Board and helps guide and assists the Board to determine the best path. The board recognizes the value of having professionals handle their day-to-day operations and of being in a position to offer their extensive multi-client HOA community experience and knowledge.

If you're passionate about the well-being of your neighborhood association and want to be an integral part of making decisions and planning for the future, please consider running for a directorship or serving as a corporate officer. This gives you a better opportunity to share your ideas and work toward changes that

benefit all members. Instead of criticizing the HOA, please consider doing your part to make it better by becoming involved.

Street Paving Project Completed

Sunland Asphalt, the City's contractor, has completed the street paving project in the Moon Mountain Vista and Eaton neighborhoods. The cost of applying new pavement to the streets in the HOA was \$141,000 for 2,500 linear feet of the standard 48-foot wide streets.

The MMV HOA thanks the City Streets Department and its contractor for giving our neighborhoods a fresh, clean look with new streets and sections of curbing that had to be replaced.

HOA to Form Welcome Committee

The Moon Mountain Vista HOA boards plan to form a Welcoming Committee to do a better job of introducing new residents to the community. Homeowners interested in serving on the committee should contact Community Manager Cary Lynd at 480-339-8007 or Cary.Lynd@brownmanagement.com.

Neighbors Work to Show Pride in Community

Good neighbors are known by their good deeds. The Moon Mountain Vista (MMV) and Eaton-MMV Block Watch wish to cite the following residents for the care and concern for the neighborhood:

Andy Andrews of Mandalay Lane for cleaning up the weeds and litter along the wall and sidewalk on the east side of 19th Avenue.

Richard Semma of W. Acoma Drive who repaired damage wash wall caused by a driver backing out of their driveway adjacent to his property.

Bonnie Kuettner of W. Acoma Drive for picking up litter on her daily walks through both neighborhoods, and

Paul Maloney and son Michael of W. Evans Drive, who discovered the homeless camp on top of the south hill overlooking the homes in the HOA, reporting it to the police, and cleaning up the bedding, used drug needles, bullets, and other litter.

Let the editor atmolbrysh1@cox.net know of other good deeds by neighbors that help to make our neighborhoods a good place to live.

Board Continues to Seek Solution to Maintenance Issues

The Moon Valley Vista Board of Directors continues to seek solutions to the soil erosion from the hill south of HOA homes and into the major wash on 16th Avenue.

Officers of the Board met with two commercial insured and bonded landscaping firms to discuss ways to control the erosion and clean out the estimated five (5) tons of mud and debris that have accumulated in the large wash on 16th Avenue. Only one of the firms quoted on the project and its bid was \$14,600, an amount the HOA cannot afford without a special assessment to all 55 homeowners. Board directors voted unanimously at the January meeting to reject the bid.

The board also met with a representative of [Coe & Van Loo](#) Consultants, the engineering firm that developed the plan and property drainage plat for construction in in the late 1980's. The firm surveyed the

site and informed the board that the cost would be too prohibitive for a small HOA, such as Moon Mountain Vista.

The board will discuss the maintenance issues at its next meeting at 7-8 p.m. on Thursday April 13, 2017 at 1615 W. Evans Drive. The board encourages homeowners to attend and to provide ideas for a solution to the issues.

Masthead

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The *Moon Mountain Vista HOA Newsletter* is published twice a year (April and October) to inform homeowners of HOA and local community news. Content in the newsletter does not represent the personal opinions of the members of the Board of Directors or of the HOA's property management firm Brown Management, Inc.