

Villa Del Monte

December 2023 Newsletter

Bulk Trash



Placement Begins On	Collection Begins Week Of
Jan. 6, 2024	Jan. 15, 2024
Apr. 6, 2024	Apr. 15, 2024

You can start leaving bulk trash on the edge of your property starting on the placement day.



Starting on January 1st., 2024

HOA monthly Fee is going to be

\$75.00

POOL AREA is Visitor Parking ONLY

"IMPORTANT!

No Residents may Park in the Guest Area in front of the Pool - it's for GUESTS/AUTHORIZED vehicles ONLY!"

For guests staying longer than three (3) days, there is a fee of \$1.00 a day or \$25.00 for the month to use the guest parking.

Use your carport for parking.



Villa Del Monte Home Owners Association 2023



Yard Clean Up:

We have many properties with weeds and overgrown vegetation. Please be respectful of your neighbors and keep your property clean and maintained.

Every owner needs to spray and remove the weeds on their property. Make sure to keep trees and bushes trimmed back from property lines and clean up any fallen leaves and flowers. This helps your property value and is respectful to your neighbors.

Carports:

Tables, chairs and decorative items are allowed, BUT your carport is not a storage unit and needs to be free and clear of all items that do not belong there. Please refer to Page 1, paragraph 5 in the Declaration and Restrictions.



Man's Best Friend

All animal waste is to be picked up by the owner of the animal, **immediately**. Please be considerate of your neighbors. Violation of this policy will result in a \$20.00 fine. This also applies to the common areas.

Dogs are **NOT** allowed in the pool area, please do not walk your dog in the pool area.

Additionally, all pets must be on a leash at all times when outside of your home!

For questions, please contact HOA President Scott Ratley at 480-244-2868

Have a question or complaint? All home owner questions or complaints submitted to the Board must be in writing. Any complaints about the neighborhood need to reference the CC&Rs and/or the Rules to Community Living that is believed to be violated. Questions or complaints can be emailed to villadelmonte@live.com or mailed or dropped off at the pool mailbox at 5143 E. Monte Vista Rd. Phoenix, AZ 85008.

The HOA violation form along with the CC&Rs and Rules to Community Living can be found on our website under the Resources tab at

www.villadelmontehoa.com.

"Attention:

Due to a few Pool users leaving the Pool area a mess (e.g. drink containers, cigarette butts, food remnants etc.) and in disarray (e.g.. Furniture and pool equipment not put back under awning) the Board has been forced to toughen the rules to satisfy the majority"

POOL RULES:

"WARNING: Pool use is conditional on strict compliance with the rules."

NEVER SWIM ALONE

- 1. Pool hours are 7:00 AM to 10:00 PM. No after hours swimming is permitted. No food is permitted.**
- 2. No Food, No alcohol, beer or glassware within the pool enclosure.**
- 3. Swim at your own risk. No lifeguard will be on duty at any time.**
- 4. All children under the age of 14 shall be accompanied by a parent or guardian whenever they are within the pool area.**
- 5. No animals are permitted in the pool area.**
- 6. No "cut-offs" or street clothing are permitted in the pool.**
- 7. Smoking is NOT permitted in the pool area.**
- 8. All trash and debris must be removed by yourself when you leave. "A charge of \$35 for cleanup shall be levied against the Homeowner in event of non-compliance."**
- 9. Bathers using suntan oil or lotion are not permitted in the pool. These foul up the filter system.**
- 10. Only two guests per household are permitted at the pool at any one time unless prior approval is received from the Board of Directors. Guests must be accompanied by the resident.**
- 11. Please keep noise down (i.e.: yelling/screaming as pool adjoins two residences and apartments. Your consideration will be appreciated.**
- 12. No loud offensive electronic devices (i.e.: radio, CD players, tape decks etc.) are permitted in the pool area.**
- 13. No running or rough housing in or around the pool.**
- 14. No urinating, spitting or blowing your nose in or around the pool area.**
- 15. Persons having open sores, mouth or nose discharges, or communicable diseases shall not be permitted to enter pool.**
- 16. REPLACEMENT POOL KEYS – There will be a \$5.00 charge to replace a key.**