

# Villa Del Monte

## May 2023 Community Newsletter

### Bulk Trash



Placement Begins On	Collection Begins Week Of
Jul. 15, 2023	Jul 24, 2023
Oct. 14, 2023	Oct. 23, 2023

You can start leaving bulk trash on the edge of your property starting on the placement day. See website for more information.

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Yard sales are permitted once a month. Yard sales may be set up on the 3rd weekend of the month on



Friday, Saturday and Sunday from 6am to 3pm. Any signs must be taken down immediately after the sale is over. Remember to be courteous to your neighbors and don't block driveways and sidewalks.

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**POOL AREA is Visitor Parking ONLY.**

**"IMPORTANT REMINDER!**

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

If a guest is 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.

**Homeowners need to use their own carports for parking.**

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### Respect your neighbors and Property Values and Clean Up That Mess!

#### Yard Clean Up:



With all the rain 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



We all love our furry friends, but not everyone loves what they leave behind. Please be considerate of your neighbors. All animal waste is to be picked up by the owner of the animal, **immediately**. 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!**



**Arizona Leash Law:** Maricopa County has a leash law that prohibits your dog from running at large. Your dog must be confined to your home or property, either inside the house or an enclosed yard. When you take your dog outside of its confined area, it must be on a leash, no longer than 6 feet. The only public place that allows your dog to be off-leash is in a dog park. A.R.S. 11-1012

#### Announcing the New HOA Board Members:

- ⇒ Scott L Ratley                      President
- ⇒ Saul Ochoa                              Vice President
- ⇒ Enrique Zubiarte                      Treasurer
- ⇒ Mary K Tharp                          General Member
- ⇒ Jim Tharp                                General Member
- ⇒ Melody Allen                          General Member
- ⇒ Wesley Hodgkins                      General Member
- ⇒ Thomas Moraga                        General Member

For any questions contact the president 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](http://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.**