

Monte Vista

Homeowners Association

Newsletter - July 2019

www.montevista-hoa.com

Current Board of Directors

President/Treasurer-Bill Sievers

Vice President-Doug Dimock

Director-Jimmy Upshaw



Association Manager

Cyndi Sisk, Copper Rose Community Management
6601 E. 22nd Street Tucson, AZ 85710
Phone:520-888-0474 ♦ Fax:520-888-5407
E-mail:cyndis@copperroseinc.com

Monte Vistas website is up and running!!

Find out information like

- *Monte Vista CCR's*
- *Rental Policy*
- *Newsletters*
- *What's happening in the community like BBQ's, Pot lucks, social gatherings etc.*
- *There are also downloadable forms like ARC request forms, Tenant information sheets, etc.*
- *And much, much more...*



Please visit

WWW.montevista-hoa.com



Trash & Recycle Bins

Garbage and recycle bins are not to be seen from the street. Please remember the morning you put your bins out that same evening is when the bins come in.

Assessments: Do you hate forgetting to pay the semi-annual Association assessments? You can sign up for auto-debit from your checking or savings account by calling Copper Rose at 888-0474. Your semi-annual assessment will automatically be taken out of your account every January and July.



Monsoons and weeds

The monsoons are here, with the monsoons comes much needed rain for the desert, along with some beautiful sunsets. It also brings out some interesting critters and of course those dreaded weeds. Please try and keep up on those weeds this monsoon.



What is that white stuff on block walls?

It sparkles. It's white, and sometimes has a grey tint. It flakes off the surface and is present only on the surface. It's called "efflorescence," and it's a crystalline deposit of salts often seen on the surface of concrete, brick, stucco or natural stone surfaces. It occurs when water leaves behind salt deposits and is present on or in the masonry surface. Efflorescence also occurs from excessive watering, poor irrigation and/or poor drainage. How does it efflorescence happen? For efflorescence to happen, you need water and salt. The salt comes from a range of sources. It may be in the brick, stone or concrete. It can also be present in the water itself in areas with hard water. The salt must be dissolved in water and transported to the surface of the masonry, stone, or concrete. How do you clean efflorescence? Simple washing can sometimes remove efflorescence, scrub with a stiff brush and mild detergent. Sometimes power washing is effective. The general rule for cleaning efflorescence is to try gentle methods first before moving on to harsher techniques. Even if you get the blocks cleaned off, if the excessive water exposure is not corrected the result will not only be efflorescence but unattractive permanent damage to the block wall.



Rental Policy & Procedures



If an owner leases their property while utilizing the services of a third party rental agent, and elects to conduct all Association business relating to the owner's rental property through the third party rental agent, the owner must designate that agent in writing on the Association's Rental Agent Designation Form (found on the web site).

*Prior to leasing a property, but in any case no later than 15 days after the start of a lease term, the property owner must complete and return a Renter/Resident information Form (found on the web site) along with the rental disclosure fee of **\$25.00**. The association may charge the rental disclosure fee for each new tenancy but not lease renewals.*

The property owner, or his or her agent, should inform the tenant in writing of the Association rules that are most frequently violated.

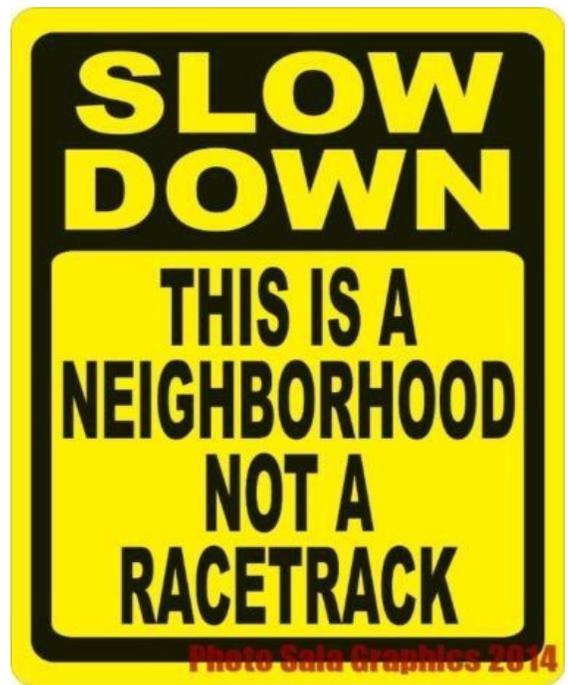
Please make sure your information is updated with Copper Rose Community Management Name, phone number, email address and tenant information if you have a tenant.

Please email the information to cyndis@copperroseinc.com



Please slow down

Residents of Monte Vista Please take extra time to notice your speed and the way you are driving your vehicle when entering and leaving the community. There are residents that come whipping in and out of the community way to fast and because they are driving to fast to make a corner they are all over the road. Please take notice and drive in and out of the residential community at a slower speed. Your not going to get to where your going any faster if your in an accident.



Tucson Audubon Society

Monte Vista is part of the Tucson Audubon Society. What does this mean? The bushes and shrubs in the common areas around the community are bird and butterfly friendly. If you are interested in adding some bird and butterfly plants to your home here is the list: of plants used around the community.

Lycium fremontii - Wolfberry
Celtis palida - Desert Hackberry
Anisacanthus thurberi - Desert Honeysuckle
Aloysia gratissima - Bee Bush
Tecoma stans - Arizona Yellowbells
Dalea gregii - Trailing Dalea
Poliomena maderensis - Desert Lavender
Justicia candicans - Red Justicia
Justicia californica - Chuparosa
Chrysactinia mexicana - Damianita
Aristolochia watsonii - Desert Pipevine
Asclepias subulata - Desert Milkweed
Chromolaena odorata - Blue Mist Flower
Eriogonum fasciculatum - Flatcrown Buckwheat
Fouquieria splendens - Ocotillo
Ageratum corymbosum - Lavender Mist (Butterfly Mist)

Sarcostema cynanchoides - Twining Milkweed Vine
Antigonon leptopus - Queen's Wreath
Bignonia capreolata - Tangerine Cross-vine
Celtis reticulata - Netleaf Hackberry / Canyon Hackberry

