

March

Newsletter

Meet the Board

Brock Babb

(President- Developer
Representative)

Ron Corcoran

(Vice President- Developer
Representative)

Dustin Warren

(Secretary- Developer
Representative)

Association Manager

Tameka Jackson

Senior Community
Association Manager

tjackson@essexhoa.com



What's New?

Going forward the board will continue to take the right steps to ensure we preserve property values, maintain all common areas, and increase community involvement. We have some projects scheduled for 2021, including upgrading the landscaping boarder, starting committees and monthly newsletter. By working together, we can achieve these objectives and enjoy a greater community to share.

Landscaping: Brightview just recently completed capping off the irrigation lines that were leaking under the guard house and entryway driveway. The board is also seeking estimates to remove or replace all the plastic landscape edging at the entrance and the amenities center parking lot.

Gates: All gates are currently operational. The association will be adding 24/7 web-based camera monitoring.

Amenity Center: The winter storm caused a fire system breakage in the amenities center. Due to the extensive damages to the interior of the amenities center it will remain closed until repairs are complete. We have an estimated repairs to take between 7-8 weeks.

As your HOA Board is to ensure that our community members follow the guidelines put in place for our community; and to ensure that we have enough funds in our planned budget to cover community expenses. Should you have questions or concerns or topics you wish to discuss, we welcome you to attend our annual meeting on **September 14, 2021**.

Alternatively, you can e-mail questions or concerns under "contact us" on the association website at www.montalcinoestateshoa.com for the Property Manager/ Board's review and response.

We want to welcome all new homeowners into the community! If you are a new resident please go to our website and register your email address and select to receive communication from the association. Thank you to the residents that have currently shared their email address with Essex Management. Looking towards the future, we are hoping to possibly decrease postage costs and become more efficient in our communications. So, please register your email address. Our hope is to e-mail out Meeting reminders, our newsletters, and send out emergency updates/information...

Volunteer Now

We have established some committees in the Montalcino, but we are still in need of many volunteers. Help shape the future of YOUR neighborhood. Monthly fireside chats with your committee.

Why volunteer?

You have a vested interest in your investment. By becoming involved in your community association, you can take an active role in maintaining property values and ensuring your community's quality of living. Serving also allows you to get out and socialize and network with your neighbors. It can even be fun! How do I sign up?

To sign up, email Association Manager, Tameka Jackson, at tjackson@essexhoa.com

Thank you for paying your assessments on time!

Please note you may make your payment online through the Essex website payment feature. If you choose to pay by check or money order, please mail your payments to the address below:

Montalcino Estates

C/O Essex Management

P.O. Box 52330

Phoenix, AZ 85072-2330

Please continue to make checks payable to Montalcino Estates HOA, and write the account number found on your statement in the notes section of your check or Online Bill Pay settings. Lastly, if there are mitigating circumstances please make us aware as soon as possible at billing@essexhoa.com

Lawn Tips!

Spring is just around the corner. While much of the country won't see spring for another month or two, our normal final frost is only about four weeks away. The daffodils are in bloom and the trees will begin to bud very soon.

If you haven't put out pre-emergent on your lawn yet, now is the time to do so. We do ask that you use it sparingly on lawn areas only since it does affect the biodiversity of the neighborhood. Prune back any overgrown shrubs and trees before new growth starts. Once budding starts on trees, don't prune unless damaged. Any shrubs and trees that bloom in early spring shouldn't be pruned until after they bloom. If they are fruit trees, try to wait until the fruit is harvested before pruning.

*You can be a good neighbor only if you have good neighbors-
Howard Koch*

Committees

Safety & Security-

Evaluate and recommend Safety & Security related policy & procedures for the community, common area property and amenities.

Advisory- Assist the board by researching and communicating their findings for upcoming capital improvements to the Board. They also complete nonessential tasks that do not require board action

Social- Will take on the responsibilities of planning special events for the community, developing budgets for these events, and publishing an event calendar in the association newsletter.

Landscaping- Provide recommendations on landscaping improvements along with communicate with Essex on monthly performed work by the landscape provider.

PLANNING AN IMPROVEMENT

SUBMIT AN APPLICATION FOR REVIEW TO THE ARCHITECTURAL REVIEW

COMMITTEE: The application should include the specifications of the property and the request for modifications and improvements. Please include pictures, architectural plans, structural design and site survey. Submit all applications using the ACC request portal on the website at www.montalcinoestateshoa.com. Supporting ACC request documentation is limited to three uploads.

COMMITTEE REVIEW: Based on the operation rules and fiduciary responsibility to the association, the committee reviews the application based on the CC&Rs. If variations are allowed in certain circumstances, the committee will review the plans and determine whether or not the proposal meets the necessary standards.

DECISION: Once the architectural review committee has reached a decision, they submit their decision to Essex Management. Essex Management will inform homeowners in writing of the ACCs decision. Please note there is up to a 60-day time frame for the process to complete. However, in many cases the homeowner is given a response much sooner.

