

# 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](http://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.



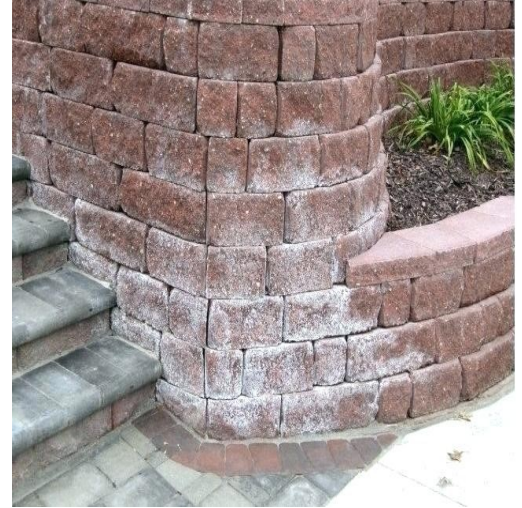
#### Monsoons and weeds

*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. 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.



## 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](mailto:cyndis@copperroseinc.com)***

