



JANUARY 2024

The Pointe Community Association Newsletter

President's Message

Community Members,

Happy New Year! I trust this message finds you well and enjoying the start of 2024. The board is eager for a productive year ahead, filled with exciting projects already on our agenda. Your collaboration is crucial in making this year successful, and we appreciate your support.

Our January 25th Board meeting is a significant event where we will review last year's open items, vote on contractor bids, and discuss our focus for the year. Your participation, whether in person at the Pointe or virtually online, is highly encouraged. While we've had past challenges with the virtual sound system, we've decided to invest in the Pointe's video system to enhance the online experience. Depending on attendance, we may consider shifting to online-only meetings to save these costs. Please consider your preferences, and if Zoom works best for you, feel free to use that format. Regular attendance is essential, especially if you prefer in-person meetings.

In an urgent appeal, our board currently has only 5 members, the minimum required by our CC&R's. **Falling below this number would lead to a court-mandated fiduciary manager, incurring significant costs and raising dues for each member.** We implore you to consider joining the board. We seek individuals with a background in collaboration and project leadership. The commitment involves approximately 6 hours per month for board and committee meetings, as well as reviewing bids for approved projects. To apply, contact Vision, pointecommunity@wearevision.com or Debbie at dgrosshauser@wearevision.com. They will provide a simple form, and the board will vote on your application during a meeting.

Regarding our common area, unfortunate instances of abuse at the pool area persist. Members leaving gates propped open have allowed unauthorized individuals, both from within and outside the community, to misuse the space. Additionally, theft of landscaped plants has occurred. We find this time disheartening with homelessness and scarcity. To address this, we may need to implement strict measures to ensure safety and preserve the beauty of our property. Please contribute by closing gates when you leave and avoiding placing tables or chairs near entry walls or gates. Report any concerns promptly. We eagerly anticipate a successful year working together with the community. Your attendance at meetings and communication with our management company are crucial. Feel free to reach out with any issues or ideas.

Wishing you all the best for a fantastic 2024!

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Please join The Pointe Community Facebook page. You only need to answer 2 easy questions to join!



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Pointe Community Association Board has 4 openings

Board members may be full or part-time residents.
Board meetings are always available via video conferencing and it is not necessary to attend in person.



YOU CAN MAKE A DIFFERENCE. VOLUNTEER FOR A BOARD TERM!

Your home owner association board has opening for four new members for 2024, and we need owners from homes, garden homes and court homes.

This is the board that makes decisions affecting maintenance, improvements, monthly fees and special assessments.

The Pointe Community Association Board meets once a month for about three hours and there may be one committee meeting per month as well.

Become part of the team making decisions to preserve and enhance property values in The Pointe. Please contact Debbie Grosshauser (DGrosshauser@WeareVision.com) for more information or to be considered serving a term.



HOA Monthly Meeting:
Thursday, January 25, 2024 at 5:00 PM. Virtual OR Sedona 1 room—located in the South Pointe Building of the hotel where the main lobby is, on the 2nd floor. For Zoom details, please visit the [Vision website](#)



As the sun sets earlier each day, let's brighten up our front door entry lights and carport lights by taking a few minutes to clean them. This helps delivery drivers find addresses easily and makes it safer for our neighbors to walk around the neighborhood in the evening. Also, remember our lights are dusk to dawn so by leaving your inside switch in the ON position you will ensure your entry way is well lit once the sun starts going down. Thank you for doing your part to keep our Community shining bright!

Courthome Committee Update

The Courthome Committee will be working with the Board this month to approve some needed repairs to walls and other maintenance items that have been identified as immediate issues.

The next big project this committee will be working on is to determine, with the management company, the roofs that are most in need of being replaced in 2024 and those that can be deferred until 2025. If you were able to attend our Zoom meeting last fall, you will remember that our reserves will only support half of the roofs being done this year after the increase was put into place.

After the units have been determined, the committee will schedule another Zoom meeting to solicit feedback and provide the list. If you would like to work with me on this committee, please email me at jjmkw@peoplepc.com to let me know you are interested. It isn't a large time commitment and input by residents of the courthomes is absolutely essential!

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Meet Your Neighbor: Eric Jay Toll

A recent arrival, Eric Jay Toll moved to The Pointe just before retiring from his paycheck as Communications Manager for Phoenix Community & Economic Development. Prior to that, he covered the economy for the Phoenix Business Journal.

Currently, he follows his passions as a travel writer and photographer with work appearing in USA Today, Golf, National Parks Traveler, Chicago Tribune, Houston Chronicle, She Buys Travel and other publications in print and on the web.

He moved to The Pointe from northeast Phoenix for the proverbial downsize. An avid cyclist and outdoorsman, Eric enjoys his neighbors, proximity to the preserve and The Pointe's central closer-to-Downtown location. He also likes snapping moonrise photos from his balcony.

A foodie, his hereditary cooking skills from his professional chef daughter, Eric likes the proximity to local and family-owned restaurants in the immediate area, Uptown and Sunnyslope. Eric is an artisan bread baker and has a 130-year-old sourdough starter with a story.

The American history of sourdough dates back to the Gold Rush, where miners did not have access to baker's yeast. They used wild yeast collected in jars and pots and baked the bread over campfires. Sourdough starter itself dates back to the Egyptians.

The sourdough starter Eric uses was believed to have started in the 1850s when a Utahan's great-grandfather made the trek to Mormon Station, Nevada, and then over the Sierra Nevada Mountains into the gold fields of the California Foothills. In the late 1800s, Brigham Young called all Mormon men back to Utah to prepare to go to war with the United States. At this time, in 1892, the sourdough starter returned to Utah and is considered its known birthdate.

The starter was passed from great-grandfather to grandfather to father to son. The son was a college roommate of a future Logan planning commissioner and economics professor, Gene Karchner. When Eric worked for Logan in the 1990s, Gene knew of his breadmaking passion and gave him a quart of the then 100-year-old sourdough starter.

It's been kept alive since then on treks from Utah back to the California foothills and into Arizona, where he still uses it regularly to capture wild Phoenix yeasts and keep its now at least 130+-year-old history alive.

Working freelance, Eric takes weekends whenever and enjoys camping in the backcountry. This year, after retiring from Phoenix, he spent four weeks solo in Cornwall, France, Belgium and The Netherlands, his dream trip of a lifetime.

Eric lives with his chocolate lab, Chaco, and is better known as "Chaco's dad" than as Eric in the community. Chaco, 10-1/2, was rescued four years ago from a puppy mill where she had 11 litters in seven years and was never given time to recover between pregnancies. The puppy mill operators spoke Spanish, and Chaco responds to commands in English and some in Spanish. She is usually found on the balcony in the morning, where she talks to everyone and every dog walking by.



Eric Jay Toll



Moonrise photos from Eric's balcony

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Community Management Corner



RODENTS

Rodents have been an issue throughout the valley for decades. With that being said, there are ways to reduce the overall appeal and rodent activity around your home and within your community. All pests, have three essential needs to survive and thrive: food, water, and harborage. If we can reduce any of these three needs, we can reduce the attractiveness and viability of the community.

Because of your community's design, reducing food sources is the most realistic approach:

- Remove excess citrus and fruit from the trees and ground within your property. The smells produced by citrus trees will pique any rodent's interest. Not only will they consume the fruit that has fallen to the ground, rats will climb the trees to access and consume the fruit.
- Fallen seed pods and debris can be a major contributor to rodent activity. Removing seed pods and organic debris from the ground will ultimately reduce the food sources and potential harborage areas surrounding your home.
- Do not leave pet food and water dishes outside. Rodents love to steal your pets food, will remember your space as a food source, and will return consistently if pet dishes are left out.
- Bird feeders can be enjoyable to have around your home, for us- and rodents. As birds come to eat, fallen seeds can build up on the ground below and become a major food source for rodent populations.
- Pick up after your pets! Pet droppings left out create potential health risks and attract various insects and rodents. Although pet waste isn't a rodent's first choice for a meal, they are known to consume the droppings of pets when food sources are limited.
- Keeping the dumpster areas clean and the lids closed at all times will reduce access to the potential food within these spaces of the community.

AZ LIC# 5240



Community Management Corner

Protecting plants from frost

In the Phoenix area, freeze warnings can come as early as late November and last until March. To protect your plants from frost damage you need to understand how plants respond to cold, how to prevent frost damage, symptoms of frost damage and how to care for plants that have been damaged by frost.

Should you cover?

It's fairly common knowledge that covering plants is the best way to protect them during a freeze, but you may not realize that choosing the right tarp is the most important step in protecting your plants. Bed sheets, light blankets or burlap are a much safer options than plastic covers. Plastic sheets do not breathe and can damage the plants material. Choose something porous to allow moisture to escape.

Be sure to leave the cover on all night and through the morning. If possible, don't remove the tarps until late morning as the coldest temperatures of the day occur right after sunrise.

Prevention: Understanding how to prevent damage

Which plants do you cover?

Some species of vegetation are more susceptible to frost damage than others. Some of the most common include; Bougainvillea, citrus trees, lantana, Carissa, and many annuals. Typical hardy plants such as Sage and Oleanders are not affected as much

Do you need to water the plants in the winter?
If a freeze is in the forecast, make sure that your frost sensitive plants are adequately hydrated (succulents are an exception). Water late morning. Moist soil holds more heat than dry soil.



Grounds Control
Total Landscape Services

ARBOR IRRIGATION [Cala Phoenix@GroundsControl.com](http://CalaPhoenix@GroundsControl.com) MAINTENANCE CONSTRUCTION



Community Reminders

Trash pick-up: Monday and Thursday early in the morning. Do not place your trash at the curb of the building you reside in until at least 6:00pm the night before. **No bulk items** such as mattresses, damaged patio furniture, etc., are allowed to be placed out as trash.

Bulk pick-up can be arranged by individual owners, at owner's expense, directly with Family Pride Sanitation (602-740-3543).

Recycle pick-up: Wednesday mornings between 2:00-4:00am. Recyclable items include: cardboard, paper, plastic, glass and small cans. All containers must be washed out and clean before putting in the recycle bin. Unclean containers contaminate and leak, destroying any chance that anything in the bin can be recycled. ***Also, do not bag your recyclables.** If recyclables are bagged, the recycling company throws it in with garbage.

Pet Friendly Community: Dogs must be on leash. Use bags to pick up your pet's waste, and place in trash container. We have two locations for free waste bags, Belmont Ave and Frier – at the green space. The second is on Dreamy Draw Drive between Desert Park and Augusta Avenues. There are also free waste bags and trash receptacles located next to the Hotel on Belmont and on Dreamy Draw at the entrance to the hiking trails. **Please be considerate and do not to leave your dog outside–daytime or evening–if he/she is continually barking.**

Pool area: No smoking, glass or pets in the pool area. Food and drink are to be consumed at the designated tables NOT inside the pool. Please accompany your guests to the pool. Per our pool rules, limit the number of your guests to four people. Owners and residents are responsible for guests' behavior. Given the new pool upgrades and increased usage, the pool is a popular place. Please respect residents' access to the pool first. Thank you for your cooperation.

HOA Payment Options

There are several payment options available for your monthly assessment payment.

- You can mail a check or money order to P.O. Box 65422, Phoenix, Arizona 85082. Please make checks payable to The Pointe Community. Don't forget to include your account number.
- You can also pay by credit card or echeck by logging on to www.WeArevision.com. Keep your statement handy, because you will be asked to put in your account number.
- Sign up for auto-pay. The form to enroll can be found on the community website.
- Save your Community money by opting to receive statements via email and going paperless. You can make this request via email through the Community email, pointecommunity@wearevision.com.

The Pointe Community Association HOA Board of Directors

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Lucy Wagner
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Finance Committee Chair

Jennifer Walker
Courthome Committee Chair

Eric Toll
Rules Committee Chair



Please put your outgoing mail in the mailbox on the morning of a pickup (not before)–to prevent mail thieves.

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