



FEBRUARY 2023

The Pointe Community Association Newsletter

Happy February!

The new BOD has already met twice this year and have been working on the business affairs of our community. The January planning meeting was a great success. We got to know each other and our values. We chose our guiding principles on how we will work together AND established a few overarching goals that will guide us in setting priorities and decision making. Our focus for the next two years:

- Preserving and Enhancing Owner Value
- Promote Community Living
- Water Conservation

To support this mission, we have defined the following committees. The committee meetings are where all the work will be done, decisions made and presented to the board at our regularly scheduled monthly meetings. Below are the assigned committees:

- **Finance** - Responsible for tracking spending vs. budget and monitors spending requirements in the reserve study.
- **Architectural** - Keeps the integrity of the CC&R's and Pointe rules as it pertains to the community aesthetics.
- **Common Area**- Focuses on the social aspects of our community as well as maintenance and redesign for the pool and islands.
- **Courthome** - All business pertaining to the Courthome rules, landscaping and building maintenance.
- **Pointe Rules** - Developing governing rules for the new changes to the CC&R's.

Each committee will have a maximum of 5 voting members although all community members are invited to attend to contribute ideas that will inform the decisions involved in each committee. **Currently we have openings in all committees except for the Finance Committee.**

Lots of opportunities and we want your input! You will see emails and postings of the committee meetings across the community. If you attend, please remember, we are all volunteers doing the best we can for our community. Come with a smile and be ready to contribute your ideas.

Have a great month!
Dennee, Board President

Upcoming HOA Meeting

Open Meeting: February 23, 2023 at 5:00 PM. [See details here.](#)

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Meet Your Neighbor: Anthony Li

We've lived in The Pointe Community since March 2022. My favorite things about living here are friendly neighbors, close to the mountain preserve and lots of hiking and biking opportunities, miles of running paths by the canal, and good businesses nearby.

My family is from Chengdu in China and is Han Chinese. I grew up in the United States and went to high school in Tucson, Arizona. I have undergraduate and master's degrees in Accounting. After graduation, I worked at Deloitte and earned a CPA license. Now I work for PetSmart in corporate finance.

I enjoy running and run every day, literally every single day without exception since January 1st, 2020. So it's a decent streak of just over 3 years and still ongoing. You'll see me jogging around the neighborhood on the weekends, and I run occasional road races from 5K to marathon distance.

My wife Kindra and I had a baby named Lincoln in September 2022. Lincoln's hobbies include screaming, crying and not sleeping at night. We also have a 13-year old Great Pyrenees named Cleo who is an effective large guardian breed despite missing all her teeth. Cleo's hobbies include barking for no reason, performing safety inspections on the neighbors, and hoping that I drop ingredients while cooking.



Kindra, Anthony and Lincoln



Cleo

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Meet Your Neighbor: Anthony Li

I've done quite a bit of travel and have been to 60 countries in the past 5 years. My favorite places are Tokyo for food and urban life, the Maldives for ocean and scuba diving, Kenya for wildlife, and Tibet for unique culture. I also frequently ride my motorcycle, rock climb, snowboard, and scuba dive. I generally enjoy thrill seeking activities and have dabbled in bull running, hang gliding and skydiving.



Richardson's is an excellent restaurant near us, there is also a fun speakeasy bar at the Rokerij. Black Rock Bouldering Gym is a very fun and challenging place to work out, good for weights, yoga, and climbing without ropes. Membership is very worthwhile if you enjoy rock climbing. Stumpy's Pizza is great to order in, high quality casual food. Luci's at the Orchard is great for coffee and breakfast. The mountain preserve has miles of running, hiking, and mountain biking trails - very close to our neighborhood!

An ideal day for friends who are visiting is hiking or mountain biking in the preserve, getting coffee and breakfast at Luci's, time in the pool in the afternoon, dinner and drinks at Richardson's. Hiking in Sedona is always fun, the road trip up to Page (Horseshoe Bend, Antelope Canyon) is cool too, Lake Watson in Prescott for a nice day at the park and possibly some disc golf. One final thought I'd like to add, I really love my wife.

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Pointe Community Neighborhood Garage Sale

Saturday, March 18th from 8am-1pm

We are recruiting Participants and Volunteers for a garage sale held for the first time in our neighborhood. Please contact Dan Riedl at drcedar@aol.com if you are interested in participating or can volunteer to help advertise the event and distribute markers and information to participants.

Search your garage and storage areas for precious, but no longer needed items. On the day of the event you can display them at a convenient place in your drive or yard, and hope you catch a buyer's eye and they like your price. We will prepare community maps showing participating households and distribute markers to help visitors identify participating homes.

Architectural Committee Message

The architectural committee has worked diligently for the last few years in creating a friendly process in evaluating your submittals for home maintenance and renovations. In this month's newsletter, we are highlighting a positive change that has helped many community members reduce the cost of a new roof. The committee has approved cement tiles vs. the clay tiles that Gosnell used to build the homes. The clay tile is expensive and easily broken, the installation time consuming with lots of tile breakage.

When you need tile roof replacement, below is the approved material that will not only reduce your installed costs but increase the efficiency of your roofing system.

Eagle 3419 Marana Tile, profile: Capistrano in Terra Cotta, a high S-profile concrete tile.

Other materials to consider: Underlayment material is the component that fails and leads to leaks, not the concrete tile. Therefore, picking a high-quality underlayment may ensure better longevity of your roof. Example: Boral TileSeal Underlayment, Boral's best roof underlayment comes with a 30 year warranty.

If interested in increased energy efficiency, here are some tips from a homeowner who researched and had it installed on his roof. Ask your roofer to quote a ventilated roofing system—see more information on page 5. There are three components that make the roof energy efficient (beyond any merits of the tile / underlayment):

1. Ventilated Eave Closures: louvered closures at bottom of roof (principally gives a finished look and prevents birds from nesting under tiles), but it must be louvered to allow air to be drawn up allow additional air space between roof and tile
2. Raised Battens: expedites air and water flow under the roof tile
3. Vented top cap at the ridge line that allows hot air to escape.

Don't forget to submit an Architectural Application on any exterior changes you want to make on your home and those changes that can be seen by your neighbors. The Forms are on wearevision.com or call 480-759-4945 to have the forms sent to you. Homeowner's must receive prior approval before commencing with the project.

Rules Committee Open for Community Members

Protecting the value of our properties is the main reason The Pointe has rules. Established in the 1980s as a snowbird sanctuary, we've evolved with many owners becoming full-time residents and units with full-time renters. Times change, and the community's rules may need updating, revisiting or revision. As a member of the rules committee, you can be a part of moving our mission forward. Please contact Eric Jay Toll, 602-617-3797 or Eric@EricJayToll.com for more information and to become a committee member with an important mission that directly affects us all.


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Bird Stop/Eave Closure

Known as either a bird stop, eave closure or eave riser, this component of a tile roof is a code approved 26 gauge Galvanized or Aluminum metal that prevents intrusion under the tile by birds or other wildlife. It also provides proper rise for the eave course, or first row of tile, and is used to close the convex opening below the eave course of all profile tiles, such as Eagle’s Capistrano, Malibu or Flat profiles. [Eagle Roofing](#) offers eave closures in both galvanized and aluminum options in a variety of colors.

 **Energy Efficient**
A critical component of Boral™ Cool Roof System allowing continuous air flow from eaves to ridges and hips. The ventilation cools the roof in hot weather, exhausting heated air between the tile and the deck out the ridges and hips while breathing in fresh air at the eaves. Elevating the battens adds air space that insulates the attic space to save additional energy in hot and cold weather. Calculate how much you can save with our Energy Calculator at www.BoralRoof.com/About.

 **Easy Installation**
Works with all clay and concrete tile profiles from any manufacturer. As easy to install as a standard batten because they are pre-assembled with the pads fastened to the wood batten strips. Pre-marked fastening guides ensure proper code required spacing and that the fasteners go through the pads.

 **Save Time and Money**
Every batten is ready to go - no scrap or waste. Build a roof that saves energy and protects against ice damming in less time by reducing the two-step counter batten system to a single step.

 **Green**
Roofs are more sustainable with Elevated Batten System® battens. Plastic pads are 100% post-consumer recycled polyethylene.

| Part Numbers | Size | Coverage | Pieces/Bundles | Treatment Options |
|--------------|------------|--------------------------|----------------|------------------------|
| 91152 | 1"x 2"x 8' | 96 linear ft. per bundle | 12 | Anti-Fungus, Anti-Mold |
| 91093 | 1"x 2"x 4' | | 24 | |
| 91153 | 1"x 3"x 8' | | 12 | |
| 91150 | 1"x 3"x 4' | | 24 | |
| 91155 | 1"x 3"x 8' | | 12 | Pressure Treated |

Note: 1"x 3" recommended for Cedarlite® and Madera Tiles

A dry well may be just what the weather ordered for flooding

By Eric Jay Toll, Pointe Community HOA Board Member

Some Pointe Community patios and yards become swimming pools after heavy rain. Some solutions can work quite well. If portions of a patio are lower than wall outlets—or if there are no wall outlets, water can turn the area into a wading pond. Even the dogs don’t want to go out.

Putting a French drain into a concrete or tiled patio is unsightly. It may be ineffective if the outlet is higher than the flooded area—even by a couple of inches. This drain type is a perforated pipe that collects standing water and uses gravity to move it from the low area. However, it can end up being the 50-yard-line white stripe in the yard.

A dry well is a well working backward. A pit is dug in the yard, and a vertical perforated pipe is set at the low point heading from ground level to about six inches lower than the bottom. A small drain cover is placed at the top of the pipe at the ground or patio level. The pit is filled loosely with river rock. Then the original cover is put back into place. When it rains, the water fills the pipe and then percolates out of the perforations into the river rock. From there, it is absorbed back into the surrounding ground (as long as the soil is not caliche).

The amount of typical major storm standing water determines the volume of the pit. On the patio of my court home, the 6-inch diameter perforated pipe is 30 inches long. The pit is eight cubic feet: 2-by-2-by-2 feet. It holds all the water that used to stand three inches deep in a 96-square-foot area of the patio. The water drains slowly—it’s not like the kitchen sink draining; it’s more like a bathtub in terms of time—but it worked like a charm in the last major storm.

Drop me an email with questions at Eric@EricJayToll.com.



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.WeAreRevision.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.

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