



## SEPTEMBER 2025

# The Pointe Community Association Newsletter

## President's Corner

Hello neighbors!

What a summer it's been! Our new community manager has been hard at work, walking nearly every inch of our property to ensure everything stays beautiful and safe. From those inspections, we now have a list of improvements for our common areas, including:

- Brick repairs
- Fresh paint in Lot C
- Mailbox repainting
- Street light pole painting
- A new tile roof for the pool bathroom area

Many projects are already complete — including the second phase of new roofing for the courthomes, ongoing updates to the pool area, and balcony inspections for the courthomes.

The Board's current focus is finalizing the **2026 budget**. We're carefully considering:

- New asphalt for our roadways
- Pipe inspections/replacement to help prevent ongoing water leaks
- Anticipated cost increases for utilities and vendors

The proposed budget will be presented for final approval at the **October Board Meeting**. A big thank-you to our Finance Committee for their hard work for the next couple of months to ensure accuracy with a thorough review.

On another note, we continue to address cases where properties are not being properly maintained. This can be a challenging and lengthy process, especially when homeowners fail to pay their fees or neglect landscaping and upkeep. We truly appreciate the majority of you who take pride in your homes and help keep our community welcoming and well cared for. We are working toward resolution for the properties currently in violation.

Lastly, it is time to start recruiting new board members! Soon Vision will be sending out mailers asking for volunteers for a board seat starting January 2026. It is a privilege to work on the board representing our communities best interests. **Please consider applying for a seat or help us recruit community members that you feel would best represent you.**

Stay cool and safe — just a couple of months to go until those perfect mornings and walkable evenings return!

Warmly, Dennece

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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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(480) 759-4945

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## Meet Your Neighbor: Summer Baker

Hi neighbors! I'm Summer. My husband, Abel, and I have been lucky enough to call The Pointe home for about a year now. We both work in the real estate industry - I'm a Real Estate Broker and Abel is a Mortgage Lender. His corporate office is in Scottsdale while my business is based in Florida (Tampa/St. Pete), so we split our time between both states. If it were up to me, though, I'd be in Arizona full-time in a heartbeat!

When we purchased our home here, we wanted something that felt completely different from Florida living... Mission accomplished, because waking up to mountain views from every window truly makes me stop and smile. Some of our favorite things to do in Arizona include hiking, exploring the nearby lakes and small towns, and soaking up all the sunshine we can. I also love a good local boutique and Abel and I are big foodies who enjoy trying all the amazing local restaurants around Phoenix and Scottsdale.

One of my very favorite ways to spend a Saturday morning is at the Uptown Farmers Market. I love strolling through with a coffee, checking out the fresh produce, flowers, baked goods, and local vendors. It's such a fun way to connect with the community and always puts me in the best mood for the weekend.

We're so happy to be part of this neighborhood and look forward to getting to know more of you!



## Call for Volunteers!



### Meet Your Neighbor

If you want to be the next neighbor to be featured, please email Lisa at [asilpeterson@gmail.com](mailto:asilpeterson@gmail.com).  
Thank you!



### HOA Monthly Meeting:

Thursday, September 25th at 5:00PM.

Location: Hilton Hotel.  
Virtual—for Zoom details, please visit the [Vision website](#)

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## Common Area Committee

The common area committee has been busy on a number of projects including roof repairs on the pool building, making sure our pool equipment and furnishings are well maintained and inviting and selecting vendors to help us protect and maintain the asphalt roadways and parking areas in our community.

## Community Management Corner

It's summertime and the temperatures are HOT HOT HOT! Along with summer also come our Arizona monsoons. Here are some tips to stay safe

1. Stay in the know with outage alerts.
2. Unplug all unnecessary equipment and appliances, like TVs or countertop kitchen devices if you have them, to prevent electrical spikes. Wait at least five minutes after the power returns to turn them back on.
3. Secure outdoor items in your parking lot or business exterior that could blow away or cause damage. Common items like signage boards, patio umbrellas, trash bins and lightweight furniture can be swept up by high monsoon winds and may damage property or interfere with power lines, potentially causing outages.
4. Stay at least 100 feet away from downed power lines. If you see one, call 911 first, and then call us at (602) 258-5483 (metro Phoenix) or (800) 253-9408 (other areas).
5. Do not leave your pets outside for an extended period of time. Keep them shaded and hydrated.

## Remember your community's parking rules

### Court Homes

Resident parking shall be limited to two (2) vehicles per residence: one (1) in the carport and one on the curbside, nearest to the residence's front door. One vehicle shall be parked in the carport when both vehicles are parked on the property. Any additional vehicles shall be parked at Lot C after obtaining a permit from the Board of Directors via the Community management company. Court Home residents' curbside parking shall be permitted in the following areas:

- Both sides of Hayward Avenue and 18th Place
- Both sides of Frier Drive
- Parking is permitted on the east side of 18th Street, adjoining the Court Homes, but not on the west side of 18th Street, adjoining the pool.
- Parking Lot C (northwest corner of Belmont Avenue and Frier Drive)

On-street parking is not defined by numbers painted on the curbs. Tandem parking in the Court Homes' carport area shall not be allowed unless it can be accomplished without impeding others' ingress and egress. Tandem parking shall not extend over the residence side of the sidewalk. Temporary, non-resident, curbside parking shall be limited to deliveries, service vendors, and guests.

### Single Family Homes

Per the parking rules of the Pointe Community, Section 2.1.1, letter A. Vehicles are to be kept only in garages or designated areas (Garage, Carport, Driveway or LOT C) Habitual overnight parking or street parking is prohibited. Overnight parking of vehicles in driveways where the vehicle protrudes onto the sidewalk, street, or common driveway is prohibited. Furthermore, letter E. states, Curbs and lanes around cul de sacs, street and mailbox islands are designated as FIRE LANES. Parking is prohibited in these areas to all vehicles except emergency vehicles. Lastly, work trucks, RV's, flat beds, any commercial vehicle, owned by a homeowner may NOT be stored on any of the streets, including Dreamy Draw Drive. Please park your commercial vehicle in your garage or Lot C. If you have received this note on your vehicle, you are in violation of the Pointe Community Rules and are being asked to remove your vehicle and park in approved parking areas. Failure to do so, will result in a fine.



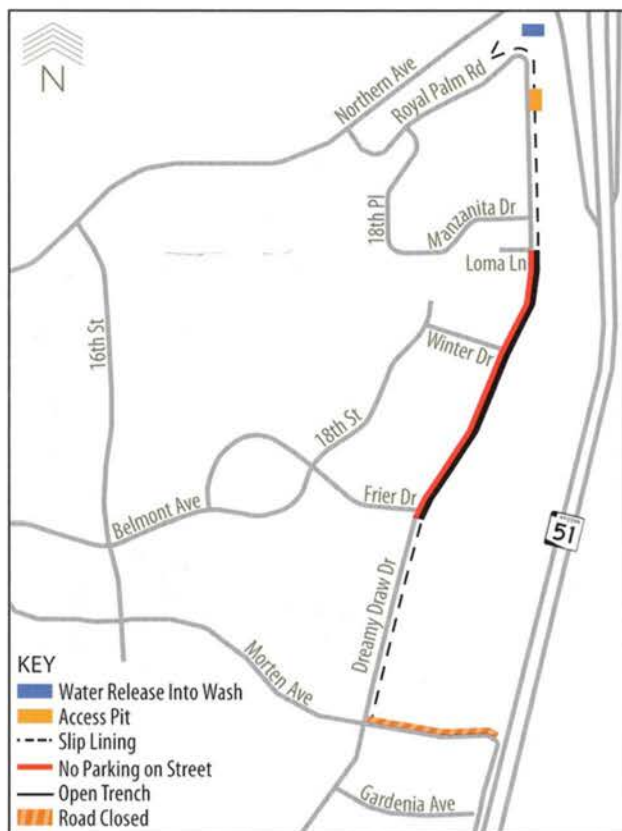


# CITY OF PHOENIX

## SCENARIO 3B TRANSMISSION MAIN REHABILITATION PHASE 1

August 2025

Project No. WS85507008



### PROJECT OVERVIEW

City of Phoenix and Sundt Construction will be installing a new 48" diameter steel pipe by open trench method and installing a steel liner (called slip lining) within the existing pre-stressed concrete cylinder pipe (PCCP) using an access pit on Dreamy Draw Dr. The original transmission main was constructed of PCCP which has deteriorated over a period of time and needs to be rehabilitated.

### CONSTRUCTION SCHEDULE

**Start Date:** Sept. 1, 2025

**Completion Date:** May 22, 2026

**Work hours:** Monday – Saturday 6 a.m. to 5 p.m. Weekend work may occur.

### WHAT TO EXPECT IN THE AREA

- The contractor will discharge the water from the pipe into the retention area (shown on the map) between Aug. 29 and Sept. 1.
- Morten Ave. will be closed between SR 51 and Dreamy Draw Drive. Use access from Dreamy Draw Dr. or Gardenia Ave.
- No on-street parking on Dreamy Draw Dr. within the open trench work zone (shown on the map).
- One access pit will be approximately 20-feet wide and 40-feet long (shown on the map). This area will be fenced for safety and security.
- Construction personnel will use flags to direct traffic one direction at a time within the open cut trench zone (shown on the map).
- Please use caution when driving through the area.

### QUESTIONS?

Reach out to a member of the project team:



info@phxwaterline.com



(602) 782-7072

### PROJECT PERSONNEL

**Frank Dubasik, P.E.**  
Civil Engineer III  
City of Phoenix Water

**Jose A. Gamez, P.E.**  
Project Manager  
Sundt Construction

### OUR COMMITMENT

**Phoenix Water Services is committed** to providing reliable, high-quality, and affordable service to protect and enhance community health and meet the future needs of the City of Phoenix. We appreciate your support and realize that this project may be of some inconvenience in the short term but will **provide long-term service benefits for you and your neighbors.**

To acquire this publication in Braille, large print or audio tape contact **(602) 782-7072 / TTY 7-1-1.**





## 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 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](http://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](mailto:pointecommunity@wearevision.com).

### The Pointe Community HOA Board of Directors

Dennece McKelvy  
President

Summer Baker  
Secretary

William (Bill) Hyman  
Treasurer  
Finance Committee Chair

Jacqueline Barnette  
Architectural Committee Chair

Jennifer Walker  
Courthome Committee Chair

Randall Braa  
Common Area Chair



Call 877-876-2455 if you notice tampering with our mailboxes. It's the postal inspectors for the USPS. Zann, our mail carrier, said they'll send someone immediately to investigate and/or repair whatever damage there is.

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