

SIERRA HIGHLANDS

APRIL 2026

A message from the Board

Hello Sierra Highlands Residents! Spring is a wonderful time in Sierra Highlands, with warmer weather, blossoming landscapes, and the sense of renewal that comes with the season. We hope this newsletter finds you well and enjoying all that our community has to offer.

Our Annual Meeting provided an opportunity to discuss important updates for the year ahead, and we wanted to ensure everyone, including those who were unable to attend, is up to speed. In this edition, you'll find highlights on board activities, committee reports, financial updates, and seasonal reminders designed to help you keep your home and neighborhood safe, beautiful, and thriving.

As always, we thank each of you for your continued involvement and support. Together, we make Sierra Highlands a welcoming, vibrant community where neighbors look out for one another and take pride in our shared spaces.

Election Results:

We are delighted to welcome Joyce Schopfer to the Board of Directors! Joyce was unanimously elected and brings great energy and commitment to our community.

Design Review Committee Highlights:

The Design Review Committee shared several important updates during the annual meeting.

- *NAOS Protection:* Emphasized the importance of maintaining Natural Area Open Space (NAOS) around and between homes.
- *Fire Safety:* Keep property perimeters clear of brush and flammable materials.
- *Tree Trimming:* Sonoran Desert will begin trimming Palo Verde trees along 84th Street and the community perimeter.
- *Coyote Safety Notice:* A pack of coyotes has been seen in the community wash area. Residents should:
 - ⇒ Avoid feeding wildlife
 - ⇒ Keep pets on a leash
 - ⇒ Remove outdoor food and water sources, including bird feeders, water bowls, and bird baths.

Bulk Trash Reminder:

As a reminder, the City of Scottsdale offers **free** trash and bulk pickup services. For more information, please visit the City's website: www.ScottsdaleAZ.gov/Solid-Waste/Collection-Services/Brush-and-Bulk-Collection

Association Updates:

- Outgoing Vice President: Amy Heuslein completed her term.
- New Property Manager: Lissa Johnson from Vision.
- Recognition: Mark Legg was recognized for contributions to improving the Association's financial condition.
- Landscaping contract changes with Sonoran Desert saved approximately \$10,000 annually.
- Irrigation Valve Reduction: Closing 28 valves saved an additional \$3,000 per year.
- Management contract with Vision renegotiated with no increase in cost.
- Reserve Study: Next scheduled for 2030.

Financial Report:

- Our association remains financially stable and well-positioned for the year.
- Operating budget and monthly dues remain unchanged from 2026.
- Reserve Fund: Ended the year at \$68,230, exceeding the recommended balance of \$67,201.
- NAOS cleanup project: Planned \$7,000 project renegotiated to \$2,400, saving over \$4,500.
- Gate repair costs: \$1,487.74 recovered through insurance.
- Irrigation improvements reduced water usage; total valve repair costs for 2025 were \$350.00.
- The Board is currently exploring high-yield banking option which was unanimously approved by present homeowners.

Welcome to Our New Neighbors: Lot number 21 on Sand Flower Dr

We are excited to welcome Dave Patterson and Kathie Harris to Sierra Highlands! Moving into a new community can be both exciting and a little overwhelming, so we encourage everyone to say hello when you see them around the neighborhood. A friendly smile or a quick introduction goes a long way in helping new neighbors feel at home.

Welcome to the community Dave and Kathie!