



# SIERRA HIGHLANDS

## **Message from the Board**

Welcome to our Spring/Summer 2025 newsletter! As your new Board members, we are honored to be elected and to serve the community. We will do our best to represent the community with honesty, fairness, and, most of all, transparency.

We look forward to seeing everyone at our next Board meeting. We encourage everyone to get involved in the community. When homeowners engage, our community becomes connected. Whether you are a longtime homeowner or new to the neighborhood, your voice and participation matter. During the Board meetings, the Board is committed to providing you with as much information and facts as possible before we make a decision that can affect the community.

## **Board Meetings**

Join the Board of Directors for the Community's quarterly Open Session Board Meeting. Quarterly meetings are held via Zoom. Meeting information and Zoom details are available on the website [www.WeAreVision.com/SHL](http://www.WeAreVision.com/SHL). Upcoming Board Meeting: June 23<sup>rd</sup>

## **Vision Updates**

We regret to inform the community that Cassaundra Pence, our Community Association Manager, is no longer with Vision. We wish her the best in her future endeavors. We are pleased to welcome Terri Thomas as her replacement. Terri brings seven years of experience in the HOA business and is eager to work with the Sierra Highlands Community. Please feel free to reach out anytime.

## **Misc**

As we are striving to keep our community connected, we are seeking to update our community contact directory, which hasn't been refreshed in a few years. With some turnover in the homes, we feel it would be beneficial to have the most current information to ensure everyone is receiving timely and/or important updates. If you would like to participate and update your contact information (names, phone numbers, address and email address) please send your information to Terri Thomas our Community Manager.

## **Reserve Study**

Advanced Reserve Solutions was selected to complete the 2024-2025 Reserve Study. Reserve Study results are currently being reviewed by the board and Vision and will be utilized to help build the 2026 budget. Reserve Studies help prevent surprises, plan for future repairs and unexpected expenses, which could lead to big emergency costs for homeowners if not properly funded. Instead of suddenly needing thousands of dollars for repairs, everyone saves a little at a time, based on a smart plan.

## **Financial Update**

Year-to-date expenses are within budget

- Utilities have been trending a little higher in the last several months
- NAOS cleanup cost totaled 4K
- Reserve funds are at the recommended level; however, this might change after the Reserve Analysis Study is finalized
- No special assessments anticipated this year
- A detailed financial report is always available on Vision Community Management homeowner's portal.

## **Exterior Modifications and Architectural Applications**

As we continue working together to maintain the quality and character of our neighborhood, we want to take a moment to remind everyone of the importance of following our *Covenants, Conditions, and Restrictions* (CC&Rs). Adhering to the CC&R's helps protect our property values and promote harmony among neighbors. Per Article 3, Section 3.1 of Sierra Highland's CC&Rs: No Construction or Modification shall be made or done without the prior written approval of the Design Review Committee.

Should you want to make any exterior modification to your home, please email an architectural application to [sierrahighlands@wearevision.com](mailto:sierrahighlands@wearevision.com). You may also mail the application to 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048. Please do not begin your modification project until the Design Review Committee grants approval.

We also want to take this time to thank Steve Evans and John Larsen for their time and effort serving on the DRC committee; we truly value the time and work you contribute to the committee.



**City of Scottsdale Fire Safety**

The City of Scottsdale Fire Marshal lists the recommendations below to help mitigate fire hazards around your property. *The Fire Department needs your help and recommends for Scottsdale residents to:*

- Establish a “defensible safety zone” around your home and property by removing dry and dead vegetation around your home. Follow the guidelines identified for COS defensible space in NAOS areas.
- Trim up your tree canopies and remove any dead branches or accumulations of flash fuels and leaves from underneath and especially in defensible space areas near structures.
- Do not keep flammable items or foliage underneath wooden decks and overhangs.
- Keep gutters, eaves and roof clear of leaves and debris.

Get more wildland safety tips on the Fire Department web site at: [www.ScottsdaleFD.com](http://www.ScottsdaleFD.com). Or you can request additional brochures or schedule a free wildland safety inspection by calling the Scottsdale Fire Department at 480-312-FIRE (3473).

**NAOS Cleanup**

Sonoran Foothills Landscape was onsite on May 2, 2025, to complete a desert broom clean up in the natural area open space (NAOS) stretches across the community. The crew did a fantastic job!

**2025 Brush and Bulk removal Schedule**

Please keep in mind that Sierra Highlands resides in “Area 1”, (see Yellow Triangle areas below) of the City of Scottsdale’s Brush and Bulk Item pickup map. Place your brush and bulk piles out no later than 5:00 AM on Monday of your collection week. For additional information, please check out the following link: <https://www.scottsdaleaz.gov/docs/default-source/scottsdaleaz/solid-waste/bulk-brush-schedule-2025.pdf?>

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**MANAGEMENT COMPANY**

Vision Community Management  
SierraHighlands@WeAreVision.com  
Ph: (480)759-4945  
Maintenance Emergency: (480) 759-4945  
16625 S. Desert Foothills Pkwy  
Phoenix, AZ 85048

**VISIT OUR WEBSITE**

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