

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285

Open Session Meeting
Tuesday, April 16, 2024
Mountain View Elementary
Agenda

- I. Call to order
- II. Review and approval of the Board of Directors Meeting Minutes from March 19, 2024
- III. Caretaker Quarterly Landscaping Update
- IV. Review and acceptance of Income Statements dated March 31, 2024
 - a. Invoice approval
- V. Old Business:
 - a. Concrete Elite Proposal- Update
 - a. Community Paint Project RFP
- VI. New Business:
 - a. Community Newsletter
- VII. Pending Items:
 - a. Tree Removal
 - b. Stormwater Pros
- VIII. Review of Violation Summary 03/14/24-04/12/24
- IX. Open Discussion
- X. Adjournment

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285

Open Session Meeting
Tuesday, March 19, 2024 7:00PM
Mountain View Elementary
Minutes

Board attendees:
Jim Gallagher
Jeremy Bethancourt (absent)
Josh Coffman(absent)
John Aguilar
Beth Simek

KMS attendees:
Kevin Leastman, KMS

I. Call to order: 7:02PM

Jim Gallagher addressed tension from previous board meeting reminding all we are all neighbors, the board consists of volunteers, and agree and disagree with civility.

II. Review and approval of the Board of Directors Meeting Minutes from February 20, 2024

John Aguilar moved to approve. Jim Gallagher second. Motion carried by unanimous consent.

III. Review and acceptance of Income Statements dated February 29, 2024

Kevin Leastman reviewed the income statements. John Aguilar moved to accept the income statement. Jim Aguilar second. Motion carried by unanimous consent.

a. Invoice approval

Jim Gallagher reviewed the invoices.

IV. Old Business:

a. Concrete Elite Proposal/Property Walk on 3/14/24

John Aguilar shared that he, Mike Swift, and Elite rep walked the property and found concrete issues that need to be addressed. Most of the areas can be repaired with grinding. There are some slabs that will need to be replaced due to siso damage. The slabs (6-8 slabs) that must be replaced will be made priority. Mike Swift is woking with Elite to prioritize status to then we can break down into work chunks.

Homeowner asked if he could go out with future walk-arounds as he had asked at previous meeting to go but didn't get a reply. He pointed out that there are trees on private property that are lifting sidewalks as well and inquired about the responsibility of which party to remedy? We would need to identify the issue and asked homeowner to email Mike Swift with the addresses. Beth Simek apologized to homeowner for failure to connect with him prior to the walk-around.

- V. New Business:
- a. Community Paint Project RFP

RFPs are in process of being received.

- b. Corporate Transparency Act

Kevin Leastman provided an update about the CTA. No action is required now but information is provided in the meeting packets. Jim summarized the overview.

- VI. Pending Items:

- a. Caretaker Tree Removal

Caretaker is currently installing locks on problem areas of irrigation boxes that keep getting popped open.

Irrigation system has been in extended rain delay mode due to the extensive rain.

Caretaker has been out to do tree trimming. Sissos are still in process of removal. Turf is being switched from winter rye to bermuda with the change of seasons.

- b. Stormwater Pros

Kevin Leastman provided Mike Swift's suggestion that we hold off on project until 2nd or 3rd quarter.

- VII. Review of Violation Summary 02/16/24-03/13/24

Violations are significantly reduced from previous month. Jim Gallagher reviewed the report for members present.

- VIII. Open Discussion

Homeowner advised that the "O" on Cortessa sign at 181st and Olive is out. He also asked about the concrete project and having to replace the slabs. John Aguilar advised that some of the slabs are so damaged they will need full replacement. Homeowner also about the miscellaneous amounts on the income statement. Kevin Leastman shared details about those costs. Lastly, homeowner advised that the landscaping looks much better and Caretaker has improved.

Homeowner asked about cost savings in place to offset the costs of our projects and do we foresee having to increase dues again? John Aguilar advised that our budget is as thin as it can be now. Changes in the landscaping that we plan to implement won't show immediate cost savings but will over time. Homeowner asked about the cost of landscaping and water and how could we implement more cost savings? He provided the example of just stopping watering the trees. Consensus in the room was not to kill off the living trees by this method suggested. Jim Gallagher shared that the increase in surrounding communities, businesses, and schools, our water pressure is lower than it had been previously, so it ends up costing us more to water. We are working on decreasing grass and xeriscaping because the cost of grass seed has increased so significantly. We have reduced trees and getting rid of sissos over the last 5 years. John Aguilar advised that the xeriscaping we are doing now, albeit expensive project, does provide us cost savings over time, however he pointed out that the costs we incur are also rising so our efforts are showing a net zero effect at the moment.

Homeowner asked about the violations and what the direct costs are to the community. Kevin Leastman advised we will have to review with admin to get exact costs and can get back to him. Homeowner asked about why we don't fine to recoup the costs? Per our CC&Rs, we don't fine but eventually the violations will go to a legal status. We have about a dozen homeowners in legal status currently. Kevin Leastman shared the process of final violations moving to legal status and the costs associated with that are assessed to the violating homeowner.

IX. Adjourn: 7:36PM

Mar 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
HOMEOWNER ASSESSMENTS	144,139.22	160,332.00	16,192.78-	452,563.75	480,479.00	27,915.25-
DELINQUENT HOMEOWNER IN TRANSFER FEES	16,046.28	.00	16,046.28	48,609.80	.00	48,609.80
FROM LITTLE ACORNS GROW	1,050.00	2,400.00	1,350.00-	4,550.00	7,200.00	2,650.00-
	765.00	744.00	21.00	2,295.00	2,232.00	63.00
TOTAL OPERATING INCOME	162,000.50	163,476.00	1,475.50-	508,018.55	489,911.00	18,107.55
RESERVE TRANSFER	2,000.00-	2,000.00-	.00	6,000.00-	6,000.00-	.00
TRANSFER FEES TO RESERVE	1,050.00-	2,400.00-	1,350.00	4,550.00-	7,200.00-	2,650.00
TOTAL INCOME	158,950.50	159,076.00	125.50-	497,468.55	476,711.00	20,757.55
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINT. CONTRACT	50,036.37	50,036.00	.37-	150,109.11	150,108.00	1.11-
LANDSCAPE MAINT CONTINGEN	.00	.00	.00	7,165.00	.00	7,165.00-
PEST/GOPHER CONTROL	1,598.00	1,360.00	238.00-	3,566.00	4,080.00	514.00
ELECTRICAL & LIGHTING	.00	1,100.00	1,100.00	1,037.85	3,300.00	2,262.15
GRAFFITI / VANDALISM	.00	200.00	200.00	.00	600.00	600.00
PLAY EQUIPMENT INSPECTIONS	675.00	.00	675.00-	675.00	675.00	.00
PARK REPAIRS/MAINTENANCE	.00	1,000.00	1,000.00	.00	3,000.00	3,000.00
MISC. SUB-CONTRACTOR SERVI	.00	.00	.00	260.00	.00	260.00-
MAILBOX REPAIRS/LOCK CHAN	.00	400.00	400.00	.00	1,200.00	1,200.00
TOTAL MAINT. & REPAIR	52,309.37	54,096.00	1,786.63	162,812.96	162,963.00	150.04
PARTS & SUPPLIES						
SIGNS	.00	.00	.00	847.24	350.00	497.24-
IRRIGATION PARTS/REPAIRS	7,531.73	5,000.00	2,531.73-	18,881.99	15,000.00	3,881.99-
PLANTS/SHRUBS/FLOWERS	.00	.00	.00	7,025.00	.00	7,025.00-
MISCELLANEOUS	.00	.00	.00	1,029.08	.00	1,029.08-
TOTAL PARTS & SUPPLIES	7,531.73	5,000.00	2,531.73-	27,783.31	15,350.00	12,433.31-
UTILITIES						
ELECTRICITY-LGHTNG/IRRIG CN	1,823.52	1,800.00	23.52-	5,246.38	5,400.00	153.62
TRASH - WASTE MGMT.	39,939.18	32,300.00	7,639.18-	119,325.43	96,900.00	22,425.43-
WATER-LANDSCAPE IRRIG	9,331.50	32,700.00	23,368.50	39,111.20	98,100.00	58,988.80
TOTAL UTILITIES	51,094.20	66,800.00	15,705.80	163,683.01	200,400.00	36,716.99
ADMINISTRATIVE						

Income Statement

Mar 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
LEGAL/ACCOUNTING	2,051.60	3,000.00	948.40	5,435.00	9,000.00	3,565.00
COLLECTIONS	4,314.00	3,400.00	914.00-	16,387.20	10,200.00	6,187.20-
LIEN EXPENSE	1,280.00	600.00	680.00-	2,580.00	1,800.00	780.00-
RECORD STORAGE	114.00	130.00	16.00	342.00	390.00	48.00
BANK CHARGES	80.00	75.00	5.00-	330.00	225.00	105.00-
MEETING ROOM RENTAL	50.00	50.00	.00	150.00	150.00	.00
INSURANCE	.00	.00	.00	16,500.07	17,500.00	999.93
MANAGEMENT FEES	6,062.00	6,062.00	.00	18,186.00	18,186.00	.00
COPIES	1,219.35	1,200.00	19.35-	2,564.96	3,600.00	1,035.04
POSTAGE	1,350.63	600.00	750.63-	2,740.69	1,800.00	940.69-
STATEMENTS	2,790.47	2,200.00	590.47-	7,627.54	6,600.00	1,027.54-
INCOME TAXES	.00	.00	.00	50.00	1,800.00	1,750.00
NIGHT TOUR SUPPORT	636.54	650.00	13.46	1,909.62	1,950.00	40.38
AUDIT	1,750.00	.00	1,750.00-	1,750.00	.00	1,750.00-
WEBSITE/COMMUNITY DVD	.00	.00	.00	300.00	300.00	.00
MISC.	.00	.00	.00	.00	50.00	50.00
TOTAL ADMINISTRATIVE	21,698.59	17,967.00	3,731.59-	76,853.08	73,551.00	3,302.08-
TOTAL OPERATING EXPENSE	132,633.89	143,863.00	11,229.11	431,132.36	452,264.00	21,131.64
NET OPER PROFIT/LOSS	26,316.61	15,213.00	11,103.61	66,336.19	24,447.00	41,889.19
RESERVE ALLOCATIONS						
RESERVE INTEREST	9.66	.00	9.66	21.91	.00	21.91
OPERATING ACCT INTEREST	9.41	.00	9.41	26.45	.00	26.45
CTA/ICS549 INTEREST INCOME	.00	.00	.00	12.14	.00	12.14
RESERVE TRANSFER	2,000.00	2,000.00	.00	6,000.00	6,000.00	.00
TRANSFER FEE RESERVE	1,050.00	2,400.00	1,350.00-	4,550.00	7,200.00	2,650.00-
RES EXPENSE	35,200.00-	.00	35,200.00-	35,200.00-	.00	35,200.00-
TOTAL RESERVE & EXPENSE	32,130.93-	4,400.00	36,530.93-	24,589.50-	13,200.00	37,789.50-
NET PROFIT / (LOSS)	5,814.32-	19,613.00	25,427.32-	41,746.69	37,647.00	4,099.69

ASSETS

CURRENT ASSETS

CASH IN BANK	.00
CASH IN BANK/WELLS FARGO	.00
CORTESSA OPERATING	215,376.24

RESERVE ACCOUNTS

CORTESSA RES/ICS549	32,949.15
CIT CDARS #6062 3/13/25	167,752.76
CDARS CD 8129 7/5/24	100,091.00
CDARS CD 1835 10/17/24	101,257.11

TOTAL CURRENT ASSETS 617,426.26

TOTAL ASSETS 617,426.26

LIABILITIES & CAPITAL

CAPITAL

SUBSIDY - PRIOR YEAR(S)	1,724,872.21
ATREUS	19,686.43
COURTLAND	4,180.68
STANDARD PACIFIC	47,779.20
BEAZER HOMES	165,021.12
COURTLAND/RICHMOND AMER	51,375.28
RETAINED EARNINGS	(1,437,235.36)
PROFIT /(LOSS) FOR PERIOD	41,746.69

TOTAL CAPITAL 617,426.25

TOTAL LIABILITIES & CAPITAL 617,426.25

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	3,544.20	3,800.00	255.80-	11,599.20	11,400.00	199.20
DELINQUENT ASSESSMENTS	.00	180.00	180.00-	53.70	540.00	486.30-
P16 17 18 TRANSFER FEES	.00	.00	.00	.00	100.00	100.00-
MISC. INCOME	.00	31.00	31.00-	.00	93.00	93.00-
TOTAL OPERATING INCOME	3,544.20	4,011.00	466.80-	11,652.90	12,133.00	480.10-
RESERVE TRANSFER	1,540.00-	1,540.00-	.00	4,620.00-	4,620.00-	.00
TRANSFER FEES TO RESERVE	.00	.00	.00	.00	100.00-	100.00
TOTAL INCOME	2,004.20	2,471.00	466.80-	7,032.90	7,413.00	380.10-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
STREET SWEEPING	.00	.00	.00	.00	250.00	250.00
GATE PROGRAMMING	790.00	790.00	.00	2,370.00	2,370.00	.00
GATE REPAIR/MAINTENANCE	502.52	300.00	202.52-	502.52	300.00	202.52-
TOTAL MAINT. & REPAIR	1,292.52	1,090.00	202.52-	2,872.52	2,920.00	47.48
PARTS & SUPPLIES						
GATE REMOTES/ PARTS	.00	372.00	372.00	.00	372.00	372.00
TOTAL PARTS & SUPPLIES	.00	372.00	372.00	.00	372.00	372.00
UTILITIES						
GATE ELECTRICITY	125.35	125.00	.35-	356.28	375.00	18.72
DUSK TO DAWN LIGHTING	811.09	875.00	63.91	2,433.27	2,625.00	191.73
GATE PHONES	190.09	220.00	29.91	570.25	660.00	89.75
TOTAL UTILITIES	1,126.53	1,220.00	93.47	3,359.80	3,660.00	300.20
ADMINISTRATIVE						
MANAGEMENT FEES	250.00	250.00	.00	750.00	750.00	.00
SIGNAGE	.00	.00	.00	.00	50.00	50.00
TOTAL ADMINISTRATIVE	250.00	250.00	.00	750.00	800.00	50.00
TOTAL OPERATING EXPENSE	2,669.05	2,932.00	262.95	6,982.32	7,752.00	769.68
NET OPER PROFIT/LOSS	664.85-	461.00-	203.85-	50.58	339.00-	389.58

CORTESSA GATES 16/17/18
Income Statement
Mar 31, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
RESERVE ALLOCATIONS						
RESERVE INTEREST	8.73	.00	8.73	24.23	.00	24.23
OPERATING ACCOUNT INTERES	.90	.00	.90	2.65	.00	2.65
ICS 977 INTEREST	8.62	.00	8.62	25.30	.00	25.30
RESERVE TRANSFER	1,540.00	1,540.00	.00	4,620.00	4,620.00	.00
TOTAL RESERVE & EXPENSE	1,558.25	1,540.00	18.25	4,672.18	4,620.00	52.18
NET PROFIT / (LOSS)	893.40	1,079.00	185.60-	4,722.76	4,281.00	441.76

Subject: Urgent: Proposal to Address Tripping Hazards on Concrete Sidewalks at Cortessa

Dear Board Members and HOA Representatives,

I hope this letter finds you well. As the Concrete Contractor responsible for helping maintaining the sidewalks within our community, I and Kinney Management wanted to bring to your attention an important matter regarding the safety and longevity of our pathways.

It has come to my attention that there are many sections of concrete sidewalks throughout the community that present tripping hazards due to heaving caused by tree roots underneath. While the immediate solution might seem to be grinding down these uneven surfaces, I believe it is imperative to address the root cause of the problem to ensure a lasting solution.

I propose that we:

- * Address the underlying issue by removing and replacing the affected concrete sections.
- * Cut the tree roots causing the heaving to prevent further damage.
- * Choose a proactive approach over simply grinding the surface, as grinding only masks the problem without providing a long-term solution.
- * Consider the long-term cost-effectiveness of investing in a comprehensive solution now rather than facing recurring repairs in the future.
- * Prioritize the safety and well-being of our community members by ensuring the integrity of our sidewalks.
- * Utilize #4 Rebar dowels and drill them into the existing concrete to help with settling and heaving, ensuring enhanced stability and durability.

Also I want to reassure you that our past work within the community has been consistently successful. The repairs we have undertaken in the past have proven to be effective and have lasted well over time. Additionally I would like to highlight that we do not perform grinding services and would not want to take on the liability associated with such temporary fixes. Grinding is subject to interpretation, and different individuals may have varying opinions on the extent of grinding needed, potentially leading to dissatisfaction and additional costs.

To further expedite the process, I will revisit the site to assess and prioritize the worst areas requiring immediate attention for repair.

I understand the importance of fiscal responsibility, Kinney Management and I are committed to working within the constraints of the budget while prioritizing the safety and well-being of our community members, I am confident that by addressing the root cause of the issue, we can achieve a sustainable and cost-effective solution that will benefit the Cortessa community for years to come.

I urge the Board members and HOA representatives to consider this proposal carefully and prioritize the long-term integrity and safety of our community's infrastructure. Should you have any questions or require further information, please do not hesitate to contact me.

Thank you for your attention to this matter.

Respectfully
Gabe
Concrete Elite LLC

Cortessa Community HOA News

Welcome!

Contents

1 Welcome!

2 Quarter 1 Updates
What's Coming in Q2

3 FAQ's and Information

4 This and That

Dear Residents,

We are delighted to extend a warm welcome to you as we introduce the first edition of our Cortessa Homeowners Association (HOA) newsletter. As your dedicated board, we are excited to embark on this journey of enhancing communication and fostering a stronger sense of community spirit after hearing a newsletter would be beneficial to homeowners.

Within these pages, we want to share a wealth of information tailored to enrich your homeowner experience within our vibrant neighborhood. From important updates on upcoming events, maintenance schedules, and security advisories to insightful articles on home improvement tips, local amenities, and resident spotlights, our aim is to keep you well-informed and engaged.

As we navigate the ever-evolving landscape of community living together, let us seize this opportunity to forge deeper connections, support one another, and create lasting memories within the place we proudly call home.

Thank you for being an essential part of our HOA family. We look forward to embarking on this exciting journey with you.

Warm regards,
Cortessa HOA Board of Directors

KINNEY PROPERTY MANAGEMENT
MIKE SWIFT

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MIKE@KINNEYMANAGEMENT.COM

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Quarter 1 Updates

In the first quarter of 2024, the Board of Directors reviewed proposals and approved work to repair the community's damaged storm drains. These repairs should alleviate the issue of standing water in our parks near the drains and continue to reduce the mosquito population that can gather as a result of the standing water.

The Board also reviewed proposals and will be working with a contractor to repair or replace areas within the community where those destructive sisso trees have damaged sidewalks. Removal of sisso trees has potential to reduce future damage and financial losses within the community.

Caretaker has begun work on the annual tree trim project. Please be mindful of their trucks throughout the community. Additionally, Caretaker provided a proposal to fix the sprinkler boxes in Cortessa's main park that continue to have issues with vandalism. Caretaker will also be working to reduce the landscaping along roadways in the community as a cost savings effort to reduce water usage. Want to know where Caretaker will be in the community? For questions, contact Mike Swift at mike@kinneymanagement.com for a copy of the landscape cycle map.

What's Coming in Q2

The board has been engaging with Caretaker to continue to implement cost savings measures pertaining to changes in the the landscape to support lowering water usage.

The 404 area, located along the horse trail on Perryville between Olive and Peoria will be cleaned up this quarter. This spot is required to grow naturally by Maricopa county, but we are responsible to clean out annually.

Our website, cortessaliving.com, will be going through a refresh this quarter. The Website Committee has met and is presenting proposed changes to the board for approval. If you have suggestions, please contact Mike Swift via mike@kinneymanagement.com.

The board is receiving proposals to refresh the paint on the community walls in and around Cortessa. Although this is a pricey endeavor, the cost is shared equally by all homeowners through our assessments.

Cortessa HOA Board of Directors

Jim Gallagher, President
John Aguilar, Vice President
Josh Coffman, Treasurer
Beth Simek, Secretary
Jeremy Bethancourt, Member at Large

Interested in being part of a committee or running for a position on the board? Contact Mike Swift with Kinney Management via email at mike@kinneymanagement.com



Meetings of the Association are held at 7PM the 3rd Tuesday of every month (no meeting in July or December) at Mountain View School. Unless otherwise noted, meetings will be in the Media Center/iExplore lab. You can also join virtually via Zoom. Link can be found on our homepage at www.cortessaliving.com



KINNEY PROPERTY MANAGEMENT
MIKE SWIFT

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WWW.CORTESSALIVING.COM



Frequently Asked Questions

Q: I hear you're going to raise assessment fees. Is this true?
A: While monthly assessment fees did go up January 1, 2023, the Board of Directors has no plan to entertain another increase in 2024.

Q: Why can't we park on the street?
A: Parking on the street is against the CC&R's and Association rules.

Q: But my daughter is visiting this weekend. My driveway doesn't fit another car!
A: Email Mike Swift at mike@kinneymanagement.com and let him know you're having a guest for a couple of days so he can note in your file so you don't get a notice.

Q: What about the law that passed last year about parking on the street?
A: That law, HB2298, would not have gone in to effect until June 30, 2025 so our current CC&Rs are still in effect. HB2298 is currently being reviewed in the state legislature. Stay tuned for more information!

Q: I have too many cars and need to park in the street.
A: Our CC&Rs don't allowing parking on the street. Please use your driveway and garage space effectively. You can contact Mike Swift at Kinney Management to discuss a driveway extension. Please also see the [Design Review Guidelines](#)

Q: This sucks. How do we change a CC&R rule?
A: Our CC&Rs require a 75% vote of homeowners in good standing to make changes to the CC&Rs.

Q: My neighbor's dog barks CONSTANTLY! What can be done?
A: The management company can send a notice and assist with arbitration between homeowners. A complaint against the offending dog owner should be made via the Maricopa County Sheriff's office.

Q: How do I appeal a violation notice?
A: If you feel an error was made, contact Mike Swift via email at mike@kinneymanagement.com to discuss.

Cortessa Monthly Assessment History since 2006

Year	Master	Gated
2006	\$94.36	\$94.36
2007	\$102.72	\$156.62
2008	\$108.90	\$163.40
2009	\$114.38	\$172.77
2010	\$89.22	\$136.29
2011-2013	\$89.22	\$140.36
2014	\$84.22	\$135.36
2015-2017	\$80.00	\$131.14
2018-2022	\$85.00	\$136.14
2023-current	\$93.00	\$146.70

Monthly assessments adjusted to accommodate inflation, housing markets and global economic fluctuations.



Most Common Violations

The following rules are part of the Association Guidelines and by remembering to adhere to them, we can all keep the neighborhood looking its very best:

1. Trash Containers must be stored out of sight on non-collection days. Either behind the gate or in your garage.
2. Please utilize the garage and driveway for vehicle parking. Parking on any landscape material or overnight on the street is strictly prohibited.
3. All landscaping visible from neighboring property must be appropriately maintained in alignment with the CC&Rs.
4. Clean up any oil stains left on the driveway from your vehicle.

These four issues make up 90% of the violations in the Cortessa Community.

IMPORTANT!

No improvement, exterior alteration, repairs, excavation, grading, landscaping, paint color scheme, change of paint color, change of stucco texture, or other work which in any way alters a Lot or Parcel, or the exterior appearance of Improvements located thereon, shall be contracted for, constructed or installed or made within Cortessa without the prior written approval of the Design Review Committee. Failure to obtain **written approval** may result in violation notices and/or legal proceedings.

When in doubt, ASK!



What's New?

New Restaurants that have opened in Surprise in 2024 so far:

Trapper's Sushi	17200 W. Peoria Ave.
McDonald's	17180 W. Peoria Ave.
Taco Bell	10810 W. Cotton Ln and 13360 N. Prasada Pkwy
Barrio Queen	13434 N. Prasada Pkwy
Firebird's Woodfire Grill	13388 N. Prasada Pkwy
Ono Hawaiian BBQ	13612 N. Prasada Pkwy

Portillo's	13868 N. 162nd Lane
Cold Beers & Cheeseburgers	13400 N. Prasada Pkwy



DID YOU KNOW?

Trash Collection:
Every Tuesday

Recycle Collection:
Every Wednesday

Containers should not be put out before 6PM the evening before and should be stored out of sight by 6PM the evening of pick up.

[Check here](#) for Waste Management's Holiday Schedule.

Bulk Trash is the 1st Saturday of every month! Put your items out by 6AM to ensure pick up. Bulk trash consists of materials that are too large and must not be placed in the garbage or recycling container. Materials such as furniture, small appliances, toilets and large amounts of vegetation are often considered bulk trash. [Click here](#) for more information on acceptable and unacceptable items.

Cortessa
VIOLATION SUMMARY REPORT

3/14/24-4/12/24

Notice Quantity	Violation Code	Description	Percentage of Notices	Last Month
137	TCV	Trash Containers Visible	37%	97
71	IPV	Improperly Parked Vehicles	19%	45
124	UY	Unkempt Yards	33%	135
12	Misc.	Various items such as portable basketball, stored items in side yard and holiday decorations -	3%	10
2	PNT	Various items which need to be painted; exterior of house, block walls, etc. -	1%	1
13	Oil	Oil stains in driveway	3%	0
0	UL	Unapproved Landscape	0%	0
9	TV	Trailer Visible	2%	3
0	UWC	Unapproved Window Coverings	0%	0
1	IVV	Inoperable Vehicle Visible	0%	0
1	PN	Pet Nuisance	0%	1
1	BV & RV	Boat or RV Visible	0%	0
0	IL	Incomplete Landscaping	0%	0
2	US & USV	Unapproved Structure Visible	1%	1
1	CVV	Commercial Vehicle Visible	0%	1
0	MC	Mechanical Work in Driveway	0%	0
0	CD	Construction Debris not Contained	0%	0
374	Total Violations		100%	294