



SIERRA ESTATES

9431 E Coralbell Avenue • Mesa, AZ 85208 • (480) 380-3904

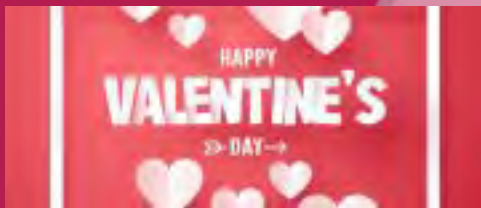
February 2020

Office Hours

Monday	08:30am-05:00pm
Tuesday	08:30am-05:00pm
Wednesday	08:30am-05:00pm
Thursday	08:30am-05:00pm
Friday	08:30am-05:00pm
Saturday	09:00am-06:00pm
Sunday	Closed

Sierra Estates Staff

Eric Silva	Community Manager
Laura Ramos	Assistant Manager
Kelsey Richie	Administrative Asst
Robin Passey	Sales
Phillip Oates	Maintenance
Vicente Saldivar	Maintenance



Happy Valentine's Day From Sales!

"The best and most beautiful things in the world cannot be seen or even touched, they must be felt with the heart." – Helen Keller

We had an amazing January in Sierra home sales! Sierra Estates is the best kept secret in East Mesa, and people are finding out just how amazing it is to live here! We are the nicest family community in all of Arizona, and we owe thanks because that credit is due to all of YOU! Thank you for being such great residents and neighbors. It is important to watch out for each other and create a warm, safe, friendly environment for our Sierra Family. Please call me if you have family or friends that would like to live here!

Robin Passey
Sierra Sales
(480) 216-9228

INSPECTIONS

Please note again that management is conducting daily FOUR-SIDED inspections of the homes in the community. Please keep your homes and lots to standard. You can contact management with any questions relating to these inspections. If your home and lot are in compliance, we thank you!

Items that we look for, but are not limited to, are:

- Skirting Repairs
- Steps
- Weeds
- Debris / Junk
- Inoperable vehicles
- Parked on Landscape
- Exterior Paint
- Awning Posts
- Oil Stains on Driveway

Know that repeated violations can and will result in possible eviction. As you receive these notices, please reach out to us and provide us with any updates as to when those items will be addressed. Let's all take pride in ownership.

Save the Date for These Upcoming Events

February 14	Sweets-4-Sierra Day
March 13	Freaky Movie Night Friday
April 4	Spring Fling Saturday

If you sign up for auto-payment of your lot rent using the Rent Cafe app, you can spin the prize wheel for a chance to get up to a \$100 rent credit. If you are already signed up for auto-pay, please come to the office to spin the wheel and claim your prize. Please stop by the office if you need help signing up for this convenient service.



Download the Rent Café App Today

BLOCK WATCH

Neighborhood Watch is a crime prevention program which enlists help from residents in cooperative effort with law enforcement to reduce crime in their communities.

- It is becoming acquainted with your neighbors
- It is working together to identify and solve problems in your community
- It is helping the deputies by being aware of and reporting any unusual activities as they occur
- It is implementation of crime prevention techniques to enhance home security
- It is putting neighbors back into neighborhoods
- It is **not** apprehending someone. Please leave that to the deputies.

Any one of you can participate in a Neighborhood Watch Program. Please come into the office for more information so that we can collect a roster to provide to MCSO. Sierra Estates can provide the Sierra Room as a meeting space for any Neighborhood Watch meetings.

- www.MCSO.org
- MCSO Tip Line, Email MCSO at tips@mcso.maricopa.gov Call Us 602-876-8477

As always, please contact the office if you need more information on the Neighborhood Watch Program. We hope to hear from you!



URGENT PARKING REMINDER



As per our community standards, we do not allow vehicles to be parked on gravel or landscaping surfaces at any time of day. **Per Rules & Regulations 13(A) "Street parking is prohibited between the hours of 11pm & 6am. Anyone parked in violation of these rules is subject to having their vehicle ticketed and/or towed at the car owner's expense without notice."** 13(B) "Visitors or guests who cannot utilize the residents' on-site parking must park their vehicles in designated parking areas. Residents may not use guest parking areas for their personal vehicles."

24 hours a day, the towing service will drive through the community to tow any vehicles parked on landscaping. Pavers can be added with approval from management to extend your parking area. Please stop by the office to pick up an Additions & Alterations Application form, and return to us for review and approval of your design. See photo below for a great example of what can be done to accommodate your parking needs!



Activities

Sweets-4-Sierra

Come celebrate Valentine's Day with us during open office hours this Friday the 14th of February.

.....
**Let me tell ya 'bout the birds and the bees
And the flowers and the trees
And the moon up above
And a thing called "Love" —Herbert Newman**
.....

We love having you as our residents. Let us sweeten your day. Stop by the office lobby to see what the buzz is all about, with a sweet treat picked just for you!



For the LOVE OF CHOCOLATE, let's not forget discounted Chocolate Day Saturday February 15th!



Challenge yourself this month to say 'I Love You' to those that you love **AND** yourself!



It's Nice To Be Neighbors

Did you ever think about how your relationship with your neighbors can impact your quality of life? Creating a community of considerate people is key to a peaceful and enjoyable home. Begin by being the kind of neighbor you would like to have: respectful, kind and generous.

First, you can be friendly, even if you aren't really friends. You don't have to be close to your neighbors to be sociable. Simply greet your neighbors when you see them with a "hello" or a polite wave.

A 2018 survey found that six of the top 10 complaints people have about their neighbors involve noise, whether from music, voices, parties, kids, pets or TVs. Be mindful of the noise coming from your home, especially late at night or early in the morning.

Your home's appearance means a lot to the overall feel of your neighborhood. Keep visible areas, such as windows and your front door, clean and uncluttered. Help maintain common spaces and shared amenities.

Doing good deeds for your neighbors helps build a strong, trustworthy community. Look for opportunities to lend a hand, such as helping someone carry their trash out or scraping their windshield on a frosty morning.

If you'd like to form a closer bond with your neighbors, introduce yourself the next time you cross paths.

RENT INCREASE REMINDER

Effective March 1st, 2020 the rent increase will go into effect for all residents. For anybody that has auto pay set up through our Rent Cafe app or website, you will need to go in and adjust your paying amounts to accommodate the increase from \$544 to \$579. This is especially important because if your amounts are not changed once the increase goes into effect, your partial payment of rent will not be accepted and you will be at risk for receiving a 7-Day Notice for non-payment of rent. In addition, you'll acquire an initial \$30 late fee charge come the 7th of the month, with an additional \$5/day charge for each day it takes for you to pay your balance in full.

Please see the office for help and information on how to enroll in auto pay if you have not done so already!

Storage Solutions



(Tuff Shed)

Residents must obtain approval before installing a shed on their lot. Home alteration request forms can be found at the office.

Approval turnaround takes 2-3 weeks. The shed must be no larger than 10' long, 8' wide and 8' tall, and must be the same color as the home.

Storage of the following items must take place off site: RVs, campers, dune buggies, boats, jet skis, aircraft and trailers exceeding 10' long or with visible content. Patio furniture, grills and potted plants are permitted outside the home.

If you would prefer to store more of your items offsite, we have several storage rental sites in the area. Many offer a discounted rate for extended rentals. Ask for a 12- or 24-month lease discount!

Manager's Section Happy February!

As we continue with the new year, I'd like to touch on a couple of items that affect the condition of the community.

- **Gate Damage:** Our gate experienced major damage due to some individual(s) pushing the gate open, either with their car or with their arms. The expense for these repairs is high.
- **Items not to flush:** Keep any wipes away from the pipes! Please be sure not to flush any wipes down the toilet, even if they are "flushable" wipes. Other items not to flush down the toilet are feminine products, grease, floss, diapers, q-tips (cotton balls), paper towels.
- **Rent Payment:** This is a reminder that all rent payments are due the 1st of the month and that you are considered late if the rent payment is not received the first of the month. We strongly encourage all residents to sign up for automatic payments via the Rent Cafe app or website. Please contact the office for any assistance on getting set up. We are sending late notices starting on the 2nd of the month.
- **Pets:** Please be sure that you pick up after your pet and that all dogs are always on a leash.
- **Suggestions Box:** Please come into the office and fill out a form for our suggestion box. We welcome ALL suggestions.
- **Community Events:** We look forward to an action-packed 2020 with monthly resident events. Please be on the lookout for information on all upcoming events.

February 2020

Sunday Monday Tuesday Wednesday Thursday Friday Saturday



							1		
2	Trash Pickup	3	4	5	Trash Pickup	6	7	8	
		OFFICE CLOSED 9:30-10:30AM FOR STAFF MEETING				SALES OPEN HOUSE			
9	Trash Pickup	10	11	12	Trash Pickup	13	Valentines Day	14	15
WATER METER READ DAY - PLEASE BE ADVISED THAT STAFF WILL BE IN YOUR YARDS!		OFFICE CLOSED 9:30-10:30AM FOR STAFF MEETING				OFFICE OPEN ALL DAY WITH VALENTINE SNACKS AND GOODIES!			
16	Trash Pickup	17	18	19	Trash Pickup	20	21	22	
Presidents Day - OFFICE CLOSED!		OFFICE CLOSED 9:30-10:30AM FOR STAFF MEETING							
23	Trash Pickup	24	25	26	Trash Pickup	27	28	29	
		LAST DAY TO SIGN UP FOR BULK TRASH - MUST DO BY 9AM!		BULK TRASH PICKUP					