

# SIERRA ESTATES

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



## December 2019

### 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



### SALES

December is a time to reflect on the people and things in our lives that we are all thankful for. Our families, friends, neighbors, and community are all an important part of our lives.

The community is unique and people come from all over to consider living here. Thank you for keeping Sierra Estates a clean, nice place to live and choice to raise your families in. It shows that we take pride in our community and homes.

If you know someone looking for a beautiful new home to live in, please bring them in to see me. You will receive 2 months' free rent if someone you refer buys a new home from me.

Happy Holidays!!!

Please Call Robin at  
480-216-9228.



### AUTO-PAYMENT OF RENT

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.

### BEHAVIORAL ISSUES

We have been experiencing an increased number of problems with the children in the computer lab up here at the office. Please note that absolutely NO food or drink is allowed in the computer lab at ANY point. The misusing of computer equipment and use of vulgar language will not be tolerated either. All children who cannot comply with these rules will be placed on a temporary suspension from the computer lab and parents will be contacted. We apologize for any inconvenience this may cause and appreciate your cooperation with this!

### COMPUTER LAB HOURS CHANGE

The office will be closing the computer lab every day from 11 AM to 1 PM for lunch. During this time, we ask that your children enjoy the cooler weather by playing outside. We will reopen after lunch, when all children can return and continue their fun until closing time at 5pm.



HAPPY HOLIDAYS FROM THE STAFF AT SIERRA ESTATES!!!





### Peppermint, Please

In candy, coffee and cosmetics, peppermint is the scent of the season.

- Peppermint is a perennial herb that grows to a height of about 3 feet. It has green leaves and light purple flowers.
- The plant grows throughout North America, Asia and Europe. The U.S. produces about 70% of the global peppermint crop.
- The herb has been used in cooking and herbal medicine for thousands of years. The Romans believed peppermint could boost intelligence and cure the hiccups.
- Research shows the scent of peppermint helps stimulate brain waves, improve concentration and reduce fatigue.
- Peppermint oil can soothe dry skin and is a common ingredient in lotions and lip balms.
- The fresh herb can be used in a variety of recipes for salads, desserts and beverages.
- Drinking peppermint tea is a popular remedy for relieving headaches and cold/flu symptoms.
- About 1.2 billion candy canes are made every year in the U.S., with 90% of them sold during November and December.
- The peppermint mocha at Starbucks is the coffee chain's No. 1 holiday drink, and is available year-round due to customer demand.
- Dec. 3 is National Peppermint Latte Day. You can mimic the flavor at home by adding milk or cream to black coffee and stirring it with a candy cane.

**The Romans believed peppermint could boost intelligence**



URGENT PARKING REMINDER

As per our community standards, we do not allow vehicles to be parked on gravel or any landscaping surfaces. **Per Rules & Regulations 13(A) "Street Parking is prohibited between the hours of 11pm and 6am. Anyone parked in violation of these Rules and Regulations 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, vehicles are not allowed to park on the gravel and are subject to towing. The towing service

### Simmer and Savor

A steamy bowl of homemade soup can warm up a winter evening. With the convenience of a slow cooker, you can let your meal simmer for hours, so it's ready to enjoy when you get home after a busy day.

From baked potato soup and corn chowder to beef stew and chicken tortilla soup, the internet is an endless source of recipes to suit a variety of cuisines and preferences.

If your mornings are hectic, choose a recipe you can prepare the night before. Chop the vegetables, measure and add the liquids, grains and seasonings, then refrigerate. You may need to increase the cooking time for the meal if you go this route, since the ingredients will be chilled.

Most soups and stews need three to four hours on the high setting or six to eight hours on low. Every slow cooker is different, so be prepared to

will drive through the community during the day to tow any vehicles parked on the landscape.

Pavers can be added with approval from management to extend your parking. Please stop by the office to pick up a change request form and return to us for review and approval of your design. See the photo below for a great example of what can be done to accommodate your parking needs.



adjust the timing slightly. A smaller slow cooker will heat more quickly, which may result in a reduced cook time. A larger appliance will cook more slowly.

Another advantage of slow cooker soups is that you can often freeze the leftovers. Make a double batch so you have enough to store in the freezer for a future meal. Chili, vegetable soup and stew are good candidates for the freezer. Creamy soups and those with pasta can be frozen, but the texture may be affected.







### Have an Eco-Friendly Holiday

Be kind to the Earth this holiday season by taking steps to keep your celebrations eco-friendly.

*Go green with greetings.* If you are sending out cards or including them with gifts, choose ones made from recycled paper. Recycle or repurpose the cards you receive.

*Be a smart shopper.* Take along reusable bags when you hit the stores, and travel via public transportation or carpool to reduce pollution and energy consumption. Choose gifts that will stand the test of time. Cheaper, less durable products wear out quickly, creating waste.

*Wrap with care.* See how creative you can be when it comes to wrapping presents. Use newspaper, magazine pages or maps as wrapping paper. Place gifts in cloth bags that recipients can reuse themselves. Save bows, ribbons, bags and wrapping paper to use next year.

*Make mealtime meaningful.* Choose organic foods for gatherings. Set the table with cloth napkins and reusable, not disposable, plates and glasses. Share leftovers with family and friends.

*Save energy.* Turn off decorative lights when you're not home and before going to bed. If lights or other decorations need batteries, choose rechargeable ones. If you will be traveling and away from home for more than a day, turn down your thermostat and put lights on timers.

### BULK TRASH PICKUP UPDATE



Bulk trash pickup scheduling has changed. To more accommodate our residents, we will accept requests at the office, via phone

calls to the office or text messages to 480-861-9512. Simply let us know that you'd like to be added to the list, no later than 9 am the day prior. Reminder, bulk trash is that last Wednesday of the month. Please be advised if you request a pickup, you may place your items curbside no earlier than the day before pickup. If items are set out prior to the day before pickup, your account will be charged \$35 for the removal of the items by our staff.



find us on facebook!

If you are on Facebook, please take a moment to Like and Follow our page so you can stay up to date on our community events from anywhere! You can find us at [fb.me/SierraEstatesAZ](https://fb.me/SierraEstatesAZ)

### HOLIDAY DECORATING CONTEST

It's that time of the year! Get your family together for some hot chocolate, and explore the community for some sightseeing! We will have a contest this month for the most festively decorated home in our community, and yes, there will be a prize! We encourage everyone to participate, but it is not mandatory.

The contest will end on Thursday December 12th, and the winner will be revealed at our community Holiday luncheon on Saturday December 14th.

### WORDS FROM YOUR COMMUNITY MANAGER

You have by now received the rent increase notice for 2020 which will start March 2020. The rent amount will now be at \$579 from \$544. While we realize that rental increases are unpopular, we look at the future of the community and what is needed to maintain the high standards that we expect our community to look, for you, our residents. During the long process of deciding on a rental rate, we look at all neighboring apartment complexes, single family homes and other manufactured home parks in the area. We strive to continue to have Sierra Estates be your home for the long run.

Another way to maintain the high standards of your community, I conduct daily inspections of your resident lots and homes. As some homes age, the exterior paint starts to show its age. Please be mindful of when your home requires that it be painted. During my inspections I also look for weeds, clutter/junk in the lots, broken up skirtings, awning posts, steps and inoperable vehicles parked out on the lots.

As always, we thank you for choosing Sierra Estates to be your home.





Thanks!

Eric Silva - Community Manager





# December 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Trash Pickup	2 Trash Pickup  RENT DUE Coffee & Donuts 06:30am	3 OFFICE CLOSED 9:30-10:30AM STAFF MEETING	4	5 Trash Pickup	6 Don't Miss It! Last Day to Pay Rent Before Late Fees Begin!	7
8 Trash Pickup	9 Trash Pickup	10 OFFICE CLOSED 9:30-10:30AM STAFF MEETING	11 	12 Trash Pickup  HOUSE DECORATING CONTEST DEADLINE!	13 The Office Will Be Closing for the Day at 11 AM	14 LUNCHEON  Community Holiday Luncheon in the Sierra Room 11AM-3PM
15 	16 Trash Pickup	17 OFFICE CLOSED 9:30-10:30AM STAFF MEETING	18	19 Trash Pickup	20	21
22 	23 Trash Pickup	24 OFFICE CLOSED 9:30-10:30AM STAFF MEETING	25 Christmas  OFFICE CLOSED - HAPPY HOLIDAYS!!!	26 BULK TRASH PICKUP	27 Trash Pickup	28
29 Trash Pickup	30 Trash Pickup	31 OFFICE CLOSED 9:30-10:30AM STAFF MEETING	 <b>DECEMBER</b> 