

# SIERRA ESTATES

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

## March 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	Open for Sales Only
Sunday	Closed

### Sierra Estates Staff

Eric Silva	Community Manager
Laura Ramos	Assistant Manager
Robin Passey	Sales
Phillip Oates	Maintenance
Vicente Saldivar	Maintenance



### "I-Rish' You a Happy St. Patrick's Day!!!

May your troubles be less and your blessings be more and nothing but Happiness come through your door!

March is the New Beginning with Spring starting and Arizona is the best place to live. Sierra Estates is the best Family Community in the Valley and we are so Lucky to be here! Homes have been selling like crazy and only a few are left. We will be bringing in more new homes for the few vacant lots we have left, then we are FULL!!!

If you have any Family or Friend that would like to live here, have them come see me!

Robin 480-216-9228

Robin Passey  
Sierra Sales  
(480) 216-9228



## Movie Watch

### Now Playing: The Addams Family

Join us in the soccer field for our first movie night of the year. Get into the spirit of Friday the 13th, watching a family friendly "spooky" favorite The Addams Family. Popcorn, water and perhaps a few sweet treats will be provided for your enjoyment. Residents are welcome to bring lawn chairs, pack a picnic dinner, or simply join us for the show! Looking forward to seeing you at our next event. No RSVP required.



### Upcoming Events

- 3/2 Rent Due Event Open @ 6:30am
- 3/13 Movie at the Park
- 4/1 Rent Due Event Open @ 6:30am
- 4/4 Spring Fling
- 5/1 Rent Due Event Open @ 6:30am
- 6/20 Spring into Summer Event

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 Cafe App Today



## BLOCK WATCH REMINDER

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](http://www.MCSO.org)
- MCSO Tip Line, Email MCSO at [tips@mcso.maricopa.gov](mailto: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!



Our January event was so much fun! Our residents had a blast making the **BEST MEMORIES!** Thanks for joining us friends, until next time!

## INSPECTIONS REMINDER

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. 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
- 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.



Snow Day in the Sonoran Desert



Snowball launching contest, furthest throw made it over the maintenance shed!

## 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.







### Global Ways To Get Happy

Many things affect our well-being, from the way we decorate our home to the people we choose to spend time with. Cultures across the globe have various approaches to creating happiness in everyday life.

**Hygge.** This Danish concept, which focuses on coziness and comfort, has become a worldwide lifestyle trend. Soft blankets, warm beverages and simple pleasures, such as reading, can create *hygge* in your daily routine.

**Lagom.** Sometimes called the Goldilocks principle, this Swedish philosophy is about balance and determining what's "just right" for you. For example, eating until you feel full, but not stuffed, is practicing *lagom*, as is finding a happy medium between a cluttered or a sparsely decorated home.

**Wabi-sabi.** The ancient Japanese concept of *wabi-sabi* celebrates life's imperfections by embracing the beauty in broken or worn objects, as well as one's personal flaws. This idea can be seen in *kintsugi*, the art of filling cracks in broken pottery with gold to make them part of the item's appeal.

**Gezellig.** At the heart of Dutch culture, *gezellig* can be loosely translated as the enjoyable things in life. Being social is a key element, since anything can be considered *gezellig*—even something unpleasant, such as waiting in a long line—if you're with a friend.

### 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 to acquiring 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!

### PARKING

Please note that per your Rules and Regulations, no parking is allowed on the landscaping at any point of the day. Street parking is allowed during the day and up to 10pm. We will continue tagging vehicles during the day parked on the landscaping. If you have any questions regarding the parking, please contact us at the office.



### Manager's Section

Happy March!

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

- **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. DO NOT leave your dog out unattended.
- **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.



# March 2020

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

1 Rent Is Due	2 Trash Pickup  Rent Due Event Office to Open at 6:30am	3	4	5 Trash Service	6  Last to Day to Pay Rent Before Fees Hit	7
8	9 Trash Service	10	11	12 Trash Service	13  MOVIE AT THE PARK 6:30PM	14  
15  	16 Trash Service  Manager's Meeting 6pm-7pm	17	18	19 Trash Service	20	21
22	23 Trash Service	24	25  BULK TRASH PICK UP CALL OFFICE TO SCHEDULE	26 Trash Service	27	28
29	30 Trash Service	31	 MARCH 			