

**VILLA MONTEREY IMPROVEMENT ASSOCIATION**

**4823 N. 75<sup>th</sup> Way**

**Scottsdale, AZ 85251**

**[www.villamontereyone.org](http://www.villamontereyone.org)**

Dear Villa Monterey Homeowner:

Welcome to Villa Monterey Unit One, the first condominium patio-home development in the state of Arizona. While most of us refer to ourselves as Villa Monterey One, our legal name is the Villa Monterey Improvement Association.

Our community of 87 units was built in 1961, and a board of seven volunteers, each of whom serves terms of three years, is our governing body.

We are an "Over 55 Community." One occupant must be at least 55, and all others residing at the property must be at least 18 years of age. We are governed by our CC&Rs, bylaws, and Architectural Review Committee (ARC) Charter; additionally we must follow local, state, and federal laws.

Villa Monterey One also has Historic Designation, and the board of directors and City of Scottsdale Historic Preservation Office must approve changes, including house color, to the exterior of the property. The forms for doing this are found on our website.

In this "Owner's Packet" you will find our current CC&Rs, bylaws, Architectural Review Committee Charter, Common Questions and Answers, and the directory. **All of these documents are subject to change**, and owners can find all updates (except for the directory) on our website. The directory is updated once a year (usually in April after the annual meeting), and a paper copy is distributed to each homeowner and renter; the directory is not posted online, but changes to the directory can be sent to the directory committee on our website.

You will find that Villa Monterey One is a welcoming community, and I encourage you to become involved in our many social activities. Additionally you will find much useful information and updates on our website [www.villamontereyone.org](http://www.villamontereyone.org), and **you should check it frequently for announcements of board meetings, social activities, newsletters, governing documents, calendar, financials, downloadable forms, approved exterior paint colors, and much more.**

Rick Morine

Villa Monterey Improvement Association, President