WHAT’S HAPPENED

It appears spring is slowing arriving in the valley along with warming days and nights. The landscaping in the complex has been trimmed and fertilized getting prepared for the summer heat. The winter grass will slowly die and the Bermuda grass will start to thrive. The Bermuda grows the best with hot days and nights.

We continue to battle the aging infrastructure at La Ultima. The irrigation system that is located under the driveway has some broken 30 year old PVC piping. The sprinkler system also has some broken and damaged components. We are gradually replacing, relocating and upgrading the irrigation system to ensure we are not wasting water and increasing our expenses.

The irrigation system is located underground in front of each unit and provides water to the lawns and desert landscaping. Please be careful when entering and exiting your carport not to drive over the lawn or desert landscaping areas.

The Board of Directors is continuing to work on updating and revising the La Ultima CC&Rs (Covenants, conditions and restrictions). The overall objective is to make the document current, since the document was formed and recorded in 1982.

Please remember to pay your monthly La Ultima dues on time. The monthly dues are actually due on the 1st of the month. You are allowed a 10 day grace period and a late charge will be accessed on dues received after the 10th of the month.

When dues are not paid on time it places an undue amount of extra work on the volunteer La Ultima Board of Directors including accounting revisions, extra trips to the bank and potential legal costs and actions.
For additional information go to: https://www.phoenix.gov/publicworks/garbage/bulktrash

OR

Go to www.google.com and type in the search bar "2017-2018 Phoenix Bulk Trash Schedule". Click the first result. We are in Area 6.

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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Next Placement Begins On</td>
<td>Saturday, March 24, 2018</td>
</tr>
<tr>
<td>Next Collection Begins On</td>
<td>Monday, April 2, 2018</td>
</tr>
<tr>
<td>Nearest Transfer Station*</td>
<td>27th Ave. Solid Waste Management Facility</td>
</tr>
</tbody>
</table>

Placement is on the other side of 36th Street opposite the complex entrance.

*Transfer Station hours are:
Monday-Friday  5:30 a.m. - 5:00 p.m.
Saturdays      6:00 a.m. - 3:00 p.m.
Closed Sundays and holidays.

TRASH & RECYCLING CONTAINERS

Please break down all cardboard boxes. Just another reminder that no glass or plastic bags are allowed.

FERAL CATS

There are an increasing number of feral cats in the complex. Do not feed the feral cats. This may be an act of humanity but the consequences are affecting your neighbors. There have been roof rats on the property and placing food outside only attracts them.

The cats are spraying around the complex including the patio areas and damaging roofs, patio furniture, patio doors and other items. Your neighbors have had to erect barriers on their...
La Ultima Newsletter, Mar. Vol. 1-18

Patio to deter the cats from invading their patios and causing damage to their property.

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**ROOF RATS**

It appears we have discovered roof rats at a few units on the north side of the complex. The rats are getting into laundry rooms. Below are a few suggestions to deter roof rats:

- No dog or cat food or water on the patio area.
- Make sure the laundry room door is completely sealed with a door sweep.
- Do not store food in the laundry room.
- Trim plants on the patio area and don’t have thick overgrown bushes where rats can nest.
- Remove all fruit from trees.
- Limit use of bird feeders. Either stop filling them altogether or only provide the amount birds will eat in a day. Sweep up any spilled food before sunset. Store bird seed in sealed, rat-proof containers.

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**NEIGHBORHOOD EATERIES**

The new Bobby-Q, on the northwest corner of Camelback Road and 32nd Street, is Robert Sikora’s third branch in the Valley. The others are in northwest Phoenix and Mesa.

Bobby-Q at Biltmore Plaza seats 86 diners inside and another 36 on the patio. Even though it’s smaller than the other locations, which seat more than 200 customers, the new restaurant features the familiar and signature Americana decor with red brick accents. A mix of booths and tables sporting custom alder wood-carved tabletops along with retro-modern lighting give the space a rustic feel, a bit cozier than the larger restaurants.

Delux gourmet burgers now has a sushi bar for evening and even late night munchies. The grill is open from 11am
to 2am all seven days a week. The sushi bar is open from 4pm to midnight, and on Fridays and Saturdays is open until 2am.

Delux proudly serves Niman Ranch USDA Choice, all natural, vegetarian fed beef, raised humanely on sustainable U.S. farms and ranches. Niman Ranch is proud to be a “never, never” meat program (no antibiotics, no hormones ever!) This exclusive delux proprietary blend from Niman Ranch is ground fresh daily to the exacting specifications.

Old-school butcher is bringing the beef to Phoenix. Arcadia Meat Market is located at 3950 E. Indian School Road, which is located at the northwest corner of 40th Street and Indian School.

The clean eating concept comes from Nick Addante, who has worked at Arizona’s only certified grass-fed beef producer, and master butcher Luigi Paroli — who grew up in the butcher business in New Zealand.

The market plans to sell pasture-raised grass-fed beef and lamb, free-range organic chicken pasture-raised pork, eggs and more from some of the top butchers and ranchers in the West including from Arizona, Colorado, California, Oregon and Utah.

"All our meats are free range and pasture-raised, never had any antibiotics or hormones, and the animals we sell have always eaten healthy food resulting in the best quality meats," Addante said. "We believe that healthy animals raised in open pastures make for a healthier planet and healthy happy customers. We work with producers that care about our planet and the animals they raise. Our ranchers practice sustainable farming methods so their business may continue to thrive for generations to come."

All meats will be hand-cut on site and customers will be able to view the slicing in person through small windows that allow a view into the cutting room and cooler. In addition, the market also will sell prepared goods including grab-and-go dinner packs that are free of preservatives, harmful chemicals and GMOs.

"It's all about bringing back trust and transparency, because I was raised on that, including 8,000 hours of training under a master butcher in Wellington, New Zealand," Paroli said. "I've run butcher shops from Alaska to Manhattan and it all comes back to good, healthy, grass fed, pasture raised, organic proteins. Plus, you can come and get something specially cut.
for you and feel good about providing for your family."

Hours: 10 a.m.-6 p.m. Mondays-Fridays, 9 a.m.-5 p.m. Saturdays, 11 a.m.-3 p.m. Sundays. Call 602-595-4310 for more information or visit their website at arcadiameatmarket.com.

Barro’s Pizza, a local family-owned pizzeria chain, has expanded, adding a new location in Phoenix near the Arcadia neighborhood.

The 3,500-square-foot restaurant is located at 3141 E. Indian School Road. It’s the 40th Barro’s restaurant in Arizona.

“We have wanted to open a location in Arcadia for years, so when the right location became available, we jumped at the chance to bring Grandma Barro’s pizza to this neighborhood,” owner Bruce Barro said in a press release.

The new Phoenix Barro’s not only offers the pizza, chicken wings, pastas, salads and subs it always has, but also has 17 TV screens for sports viewing. It is designed to accommodate large groups and there is a play area for kids.

5 REASONS FOR NEW WINDOWS
By Rosie on the House

Window replacement is probably one of the more permanent changes you can make in your home. So you’ll want to think it through carefully before doing it. Here are several important reasons for buying new windows:

1. **You can take advantage of innovative technology.**

In some parts of the country, homeowners worry about keeping the cold out in the winter, but in our state most of us worry more about the heat. In older homes, the frames of your windows may often do a poor job of keeping your house cool and comfortable in summer. They may actually conduct heat into your home.

Most subdivision homes built about 10 to 20 years ago or so have dual-pane windows with aluminum frames that still seem solid. But that metal framing expands and contracts due to the extremes in our Arizona weather. Eventually, the seals on windows start to fail and windows cloud over.
Even newer homes can have a problem. About five years ago, many builders switched to vinyl windows. Although vinyl won't expand and contract like metal, it can deteriorate and discolor very quickly due to intense sunlight and poor quality. Many of these windows won't even last 7-10 years and many builders generally only warranty their homes for two years.

2. You can save money on utility bills by replacing windows.

In the desert and even above the Rim, when you replace your windows, you should get dual panes with argon gas in-between the panes. You also want to get a low emissivity or low-e coating on the inside of the panes. The combination of the panes, the coating and the gas all contribute to keeping your home cooler in summer and warmer in winter.

So how will these changes pay off? The U.S. Department of Energy has done testing of windows throughout the country and determined that replacing single pane windows with double panes in Arizona will save the owner of a small- to medium-sized house as much as $412 on average a year on utility bills. Even replacing double-paned windows with new double panes could save $185 a year. These tests were last done in 2013 and 2014, when utility rates were generally less than they are now. So, at today’s prices, you will probably save more.

3. Your home will be much quieter with new windows.

If you live in a noisy neighborhood or near a busy street, you’ll also find that your home will be much quieter – and even less dusty -- if you replace your windows with a quality supplier.

"Customers are always telling us that they never realized how noisy it was in their houses until they replaced their windows," says Adam Homer, a marketing and business development manager with the local Pella store.

That’s true with just a basic dual-pane window, but you can also reduce sound transmission through the glass with windows that vary in thickness from 3 mm to 5 mm, according to Homer.

4. You can enjoy more light in your home in the summertime.

The low-emissive coatings mentioned before are microscopically thin, transparent metallic coatings on your new windows. These coatings are designed to minimize the ultraviolet and infrared light that can pass through glass without compromising the visible light. That may reduce the need for sunscreens to help keep the heat out. As a result, your rooms will be much brighter inside during the summer.

5. New windows will improve how your home looks.

Installing new windows gives you the chance to change the look of your...
home’s interior. You can enlarge small windows in a room that always seems dark. You can replace old windows and doors with sliding glass doors. Be careful as many window suppliers in the Valley will actually significantly shrink your visible glass by installing a new sash in your existing frames.

Instead of sliders, you can have floor-to-ceiling glass doors that fold together so that you can really get in touch with the outdoors. You can also change windows in just a few rooms of your house instead of doing the entire house. For instance you can freshen up the curb appeal of your house by replacing the windows in front and then can budget for replacements in the back later on.

You can still buy vinyl windows, of course, but in our opinion better-looking, more durable choices will be fiberglass or aluminum-clad, wood-framed windows.

My personal favorite for frames is aluminum-clad wood. These windows, covered with metal on the outside of your home, have a wooden finish inside. This option can be costly but the wood used inside can give your entire house a very warm, rich, custom look.

Next best in my estimation would be fiberglass with a powder-coated finish outside. If your budget is pushing you toward vinyl-framed windows, be sure to buy from a quality company that will give you a long warranty on the product and installation

So maybe it’s time that you open some new windows on your world to improve your home and the quality of your life.

Did you know previous versions of the La Ultima Newsletters are available on the web site? Visit us online at: www.laultimaphx.com