

The ACE Community Connection

Quarterly Newsletter: October 2026

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Board Updates | President's Corner

Prepared by: Alex Zuran

It's officially Fall and outdoor temperatures will be comfortable again. It's one of my favorite times of the year in Arizona where events and gatherings begin to move outdoors.

With that, we have our second town hall event scheduled for Nov 1 which is set up outdoors at an ACE resident's location. We have a large tent, food truck, and live music for this event along with a speaker from the Phoenix Fire department to talk about fire prevention and the Firewise program. The details of this event are contained later in this newsletter. That follows all the witches, goblins, and other creatures of Halloween the night before. Please be aware of the little creatures when driving through the community, and remember that fresh pumpkins left out overnight will attract javelinas.

Our board committees continue to work hard to improve our community. We have added an HOA Committee Updates section to the Newsletter for each committee to better keep you informed of their work and progress.

One important activity the entire board has been working on is revising our CC&Rs to become more modernized and allow homeowners to better improve their lots. This includes the ability to add additional accessory structures which were previously restricted. Modifying CC&Rs

requires community approval, so we will be sending out information on the changes along with an approval form before years end.

In the meantime, we welcome any comments or ideas from community members and you can send those to the HOA or ACE Watch contacts listed at the end of the Newsletter.

We hope to see you at the upcoming Town Hall and around the community.

Sincerely,

Alex Zuran, ACEMA Board President

Community Events

Prepared by: Kendall Downing

Neighborhood Town Hall and Block Party

Join us on Sunday, November 1, 2026 for our next ACE Neighborhood Town Hall and Block Party at the home of Patti and Cory Starr.

We'll have Tacos El Buen Gusto serving chips and salsa, tacos, and churros. We'll then have ACEMA Board and Committee introductions, followed by a City of Phoenix Fire Marshal presentation on fire prevention and Firewise. Captain Christopher Reid is coordinating a firefighter from Station 38 to join us for the presentation and Q&A.

We'll wrap up the afternoon with live music from SideGig, Patti Starr's local band, playing high-energy rock and pop covers ranging from well-known favorites to more unexpected gems.

- 12:30 p.m. to 2:30 p.m. — Tacos El Buen Gusto
- 12:45 p.m. to 1:00 p.m. — ACEMA Board and Committee introductions
- 1:00 p.m. to 2:00 p.m. — Fire Marshal presentation on fire prevention followed by Q&A
- 2:00 p.m. to 3:00 p.m. — Live music with SideGig

Sunday, November 1, 2026
3602 E. Kayenta Ct.
Phoenix, AZ 85044

Community Guided Hike

Save the date for our next ranger-led community hike.

January 30, 2027
9:00 a.m.

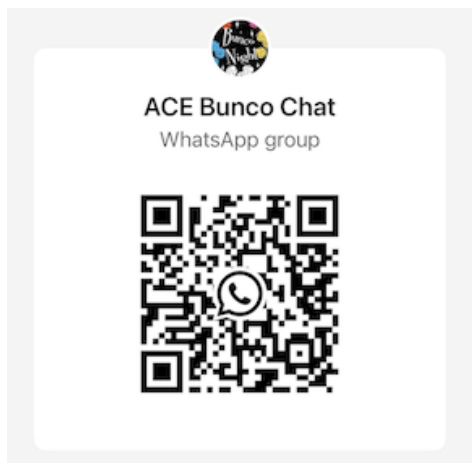
A City of Phoenix Parks Ranger will lead neighbors on an easy to moderate guided hike through the South Mountain trails. The hike will be family-friendly and appropriate for kids, with an expected duration of approximately two hours.

ACE Ladies' Bunco

Never played Bunco? No worries. It takes about five minutes to learn and guarantees a great time.

Grab your favorite beverage or a dish to share and join neighbors for an evening filled with laughs, conversation, and community.

Bunco meets on the **last Wednesday of every month at 6:00 p.m.** Scan the QR code below to join the ACE Bunco WhatsApp group, where you will receive the host's address and all event details. We hope to see you there!



Community Safety and Prevention

Prepared by: Katie Halle Lambert

Neighborhood Watch Volunteers Needed

The Watch Committee has been working with the Phoenix Police Department to establish an official neighborhood watch for Ahwatukee Custom Estates. The goal is to create a more organized way for residents to stay informed, share relevant information, and stay connected with PPD on neighborhood safety matters.

PPD requires a minimum of 10 participating residents to move forward in the process. We currently have four volunteers, so we need six more neighbors to participate.

We anticipate participation would involve regular communication and the required meetings. If you would like to learn more or volunteer, please contact the ACE Watch Committee at AhwatukeeWatchCommittee@gmail.com

Learn more about participating in a City of Phoenix Block Watch here: [Phoenix Block Watch Program](#)

Halloween Safety

Halloween brings more visitors and after-dark activity into the neighborhood. A few simple reminders can help keep the night safe, fun, and respectful for everyone.

1. **Avoid leaving pumpkins outside overnight**
Pumpkins can attract javelina and other wildlife. Bring them inside after trick or treating, and avoid leaving pet food, candy, or food waste outdoors overnight.
2. **Be aware of desert wildlife**
Coyotes, javelina, snakes, and other wildlife may be active after dark.
3. **Drive extra slowly**
Expect children to cross unexpectedly, especially between parked cars and on darker streets. Take extra care when entering or backing out of driveways.
4. **Light up your property**
Turn on front entry, driveway, and exterior lights during trick or treating. Clear walkways of cords, decorations, hoses, and other tripping hazards.
5. **Secure your home and vehicles**
Close garage doors and side gates and lock vehicles.
6. **Look out for your neighbors**
Keep an extra eye on nearby homes, particularly if you know someone is away. If something seems genuinely suspicious, check in with your neighbor or report it when appropriate.
7. **Keep pets safely inside**
Doorbells, costumes and crowds can be stressful for pets and increase the chance of one getting loose.

Important Phone Numbers

Residents are encouraged to save these numbers somewhere easy to access in case they are needed.

Phoenix Police Non-Emergency Line

602-262-6151

Use this number to report suspicious activity, past crimes, noise complaints, or other non-emergency police matters. Always call 911 for emergencies or crimes in progress.

South Mountain Park Ranger Office: 602-262-7393

Poison Control Center: 800-222-1222

Veterinary Emergency Group: 480-847-2570

HOA Committee Updates

Prepared by: Katie Halle Lambert

Watch Committee:

Neighborhood Watch Survey Results

Earlier this year, the ACE Watch Committee asked residents whether they would be open to paying an additional annual amount to support enhanced neighborhood monitoring initiatives. The goal was to understand whether there was enough interest to continue researching possible options.

A total of 152 residents responded:

- 48% said no
- 25% said maybe and wanted more information
- 8.6% would consider up to \$100 more per year
- 7.9% would consider up to \$250 more per year
- 10.5% would consider up to \$500 more per year

We also heard concerns about the survey's reference to Flock license plate reader technology. Since the survey was first shared, information and public discussion surrounding these systems have continued to evolve.

The Watch Committee's role is to stay informed, keep an eye on issues that may affect the neighborhood, and share useful information with residents. The survey helped us gauge whether there was enough interest among residents to continue researching possible tools and resources that could help address neighborhood safety concerns that some residents have raised.

At this stage, we are continuing to learn what is available, how different systems work, and what options may be worth understanding better. This is an information-gathering process only.

Speed Hump Information

The Watch Committee looked into the City of Phoenix process for speed humps and speed cushions after the issue was raised as a possible concern in parts of the neighborhood.

The City's process is resident-driven and may involve traffic studies, support from affected property owners, and shared installation costs.

If this is something you would like to explore for your street, we encourage you to connect with neighbors in your immediate area who may share the concern and review the City's requirements together.

Find more information here:

<https://www.phoenix.gov/administration/departments/streets/requests-services/street-improvement.html>

Architectural Review Committee:

The Architectural Review Committee (ARC) has been working to streamline and update the community guidelines so they are clearer, easier to navigate, and more consistent with standards used in other custom-home communities throughout the Phoenix area.

The committee is also working with an attorney to consolidate the CC&Rs, with the goal of creating a more consistent set of expectations across the community. This work is intended to make the guidelines easier for homeowners to understand and provide a clearer framework for current and future HOA volunteers reviewing homeowner requests.

More updates will be shared as this work progresses.

Ahwatukee Custom Estates Branding Committee:

Creating a Stronger Identity for Ahwatukee Custom Estates

Ahwatukee Custom Estates has often been grouped together with the neighboring Equestrian community. While we value our neighbors to the east, the Branding Committee is working to establish a more distinct identity for ACE within the Ahwatukee area.

Current efforts include developing a community logo, street sign toppers, and eventually a welcoming street monument for Ahwatukee Custom Estates. These improvements are intended to create a stronger sense of place, reflect the unique character of ACE, and make the neighborhood more recognizable to residents and visitors.

More updates will be shared as these plans develop.

Website Committee:

The Website Committee is working through a redesign of the Ahwatukee Custom Estates website so it better reflects ACE as an upscale luxury home community.

The goal is to make the site easier for residents to use and navigate while also presenting the community in a polished, current way that fully represents what makes ACE unique.

As part of that work, the committee is developing a new platform for updating and managing the ACEMA website more efficiently.

The committee is also exploring an AI-based tool that could assist with preliminary review of Architectural Review Committee requests before they move through the normal ARC review process.

For those learning about Ahwatukee Custom Estates or considering making this community their home, we want the website to provide a strong first impression and a more complete picture of the neighborhood, its character, and its resources.

More updates will be shared as the redesign progresses.

General Community Notices

Prepared by: Katie Halle Lambert and Kendall Downing

Bulk Trash Reminder

The next ACE bulk trash pick-up date is October 12, 2026.

Residents may begin placing items out no more than seven days before the scheduled pick-up date, and all items should be set out by 5:30 a.m. on collection day.

City of Phoenix bulk trash guidelines:

<https://www.phoenix.gov/administration/departments/publicworks/residential-trash-recycling/bulk-trash-pickup.html>

Good Neighbor Tips

A strong community is built on neighbors looking out for one another and showing consideration for the people around them. Here are a few simple reminders that help keep our neighborhood a great place to live.

- Be mindful of vehicle noise. Please be respectful of neighbors by keeping vehicle noise to a minimum, especially between 11:00 p.m. and 7:00 a.m. Use lower-noise vehicle settings when possible.
- Drive safely through the neighborhood. Please stay within posted speed limits and remain aware of pedestrians, cyclists, children, pets, and neighbors in the area.
- Please help keep our community looking its best by keeping your property, curb area, and nearby sidewalks clear of debris.
- Be considerate with outdoor lighting. Outdoor lights can be helpful for safety, but please be mindful of bright spotlights or lights that shine directly into a neighbor's home or yard.
- Be a responsible pet owner. Please keep pets on a leash when they are off your property and clean up any pet messes they may leave behind.
- Watch out for each other. If you notice something unusual, check in with your neighbors and, when appropriate, report concerns through the proper non-emergency channels.

Small actions like these help create a friendly, respectful community where everyone feels comfortable and welcome.

PhxWaterSmart Project Notice

PhxWaterSmart has shared a notice regarding work near Equestrian Trail and Kachina Drive. Residents can review the full project details here: [PhxWaterSmart Project Notice](#)

Please direct all questions, concerns, and comments to **Bryce Coffey**, whose contact information is listed at the bottom of the flyer.

Vacation Club Reminder

The ACE Vacation Club is a simple way for neighbors to help keep an eye on one another's homes while residents are away.

Trusted neighborhood volunteers can help by collecting mail and packages, removing flyers from driveways, and keeping an extra set of eyes on your property.

If you would like to be added to the Vacation Club list, please visit AhwatukeeCustomEstatesAZ.com to sign up.

Wasps, Bees and Flying Insects Around Pools and Outdoor Spaces

In the last issue, Holly Parker with Creepy Crawly Pest Control shared helpful scorpion prevention tips with our community. In this issue, Holly is back to answer questions about wasps, bees, and other flying insects around pools, water features, patios, and outdoor spaces.

You can learn more about Creepy Crawly Pest Control at <https://creepycrawlypestcontrol.com/>.

1. What types of wasps, bees, or other flying insects are most common around pools, water features, and patios in the Ahwatukee area?

In Ahwatukee, we commonly see **paper wasps, mud daubers, yellowjackets, honey bees, and carpenter bees**. You may also see flies, mosquitoes, and other flying insects around areas where there is food, water, or moisture. Pools and patios can become busy areas because they provide several things insects are looking for.

2. Why do these insects tend to gather around pools, fountains, irrigation, or other water sources?

Water is a major attraction, especially here in the Arizona heat. Bees and wasps need water to survive, and some will use it to cool their nests. Pools, fountains, dripping irrigation, and even small amounts of standing water can become convenient water sources. Insects are also attracted to the vegetation and other insects that may be around those areas.

3. Are there certain conditions that make a property more likely to attract wasps, bees, or other flying insects?

Absolutely. **Water, food sources, flowering plants, shade, and places to build a nest** can all contribute. Overripe fruit, uncovered trash cans, pet food, sugary drinks, and outdoor eating areas can attract

flying insects. Properties with a lot of landscaping or vegetation can also provide more places for insects to nest and forage.

4. What are some proactive steps homeowners can take to reduce activity around pools and outdoor living areas?

Keep outdoor eating areas clean, cover food and drinks, keep trash cans closed, and clean up spilled drinks or food. Fix leaking irrigation and outdoor faucets and avoid unnecessary standing water. Homeowners should also regularly inspect **eaves, patio covers, block walls, sheds, and other protected areas** for early signs of nests.

5. Are there landscaping choices, plants, water features, or outdoor habits that may unintentionally attract these insects?

Yes. Flowering plants are naturally attractive to bees and other pollinators, so having a lot of blooming plants near a pool or patio can increase activity. Water features can also attract insects if they provide easy access to water. That doesn't mean homeowners need to remove these things, we just recommend being aware of where they're located and how close they are to high-traffic areas.

6. What should residents do if they notice a nest, hive, or repeated insect activity near a pool, patio, roofline, block wall, or other outdoor area?

Don't disturb it. If you see repeated activity going in and out of a specific location, there's a good chance there is a nest or colony nearby. Keep children and pets away from the area and observe from a safe distance. A professional can determine what type of insect you're dealing with and where the activity is coming from.

7. When should a homeowner call a professional instead of trying to handle the issue themselves?

If there's an established nest, a large amount of activity, insects entering the home, or the nest is in a difficult-to-reach location, I recommend calling a professional. **Trying to spray or knock down a nest can cause the insects to become defensive and increase the chance of getting stung.** It's especially important to leave bee colonies and large nests to professionals.

8. Are there any safety tips families should keep in mind for children, pets, guests, or anyone with allergies?

Keep children and pets away from areas where you see concentrated insect activity. Don't swat at or disturb bees or wasps, and don't attempt to remove a nest when people are nearby. Families should also let guests know if they've identified a nest or active area. For anyone with a known severe allergy to stings, it's especially important to avoid the area and have a plan in place in case of a sting.

9. What are some common misconceptions homeowners have about wasps, bees, or flying insect control?

One of the biggest misconceptions is that **all flying insects are pests that need to be eliminated**. Bees are important pollinators, and we want to protect them whenever possible. Another misconception is that spraying one time will permanently solve the problem. Depending on the insect and where it's nesting, control may require identifying the source and addressing conditions that are attracting them.

10. Are there seasonal trends residents should know about in Arizona?

Definitely. Arizona's warm climate means we can see flying insect activity for much of the year, but activity tends to increase as temperatures rise. **Spring and summer are particularly active**, and after periods of rain we can see increases in insect activity because of the moisture and resulting food sources. Homeowners should start checking for nests early rather than waiting until activity becomes heavy.

11. Is there anything specific about living near desert preserves or natural open space that homeowners should keep in mind?

Yes. Living near natural desert areas means you're naturally going to have more interaction with wildlife and insects. **You can't completely eliminate insects from a property**, especially when you're right next to their natural habitat. The goal is to reduce the conditions that make your home especially attractive and to address nests or colonies when they become a safety concern.

12. Do you have any final recommendations for helping residents enjoy their outdoor spaces while staying safe?

Don't let the fear of insects keep you from enjoying your backyard. A little prevention goes a long way. Keep food and drinks covered, eliminate unnecessary water sources, maintain your landscaping, and regularly look around your home for nests. **And if you notice a sudden increase in activity or find a nest, don't wait until someone gets stung, have it inspected and treated by a professional.**

HOA Management Contact Information

Jenna Chapman | Community Manager

Inframark Community Management

Phone: 602-362-3485 or 602-433-0331

Email: jenna.chapman@inframark.com

Contact the ACE Watch Committee

The ACE Watch Committee prepares the ACE Community Connection and welcomes information from residents that may be helpful to include in future newsletters.

If you have neighborhood safety information, community updates, event ideas, or other information you would like us to consider, please contact us at AhwatukeeWatchCommittee@gmail.com.