DESERT SUMMIT OWNERS ASSOCIATION
633 E. Ray Rd. #122, Gilbert, AZ 85296
Office: (602) 433-0331 Fax: (602) 244-9214
Website: www.Desertsummithoa.com

Welcome to Desert Summit!

A Community of Pride, Peace, and Connection

We're thrilled to welcome you to Desert Summit! This is a place where pride in ownership, neighborly spirit, and shared commitment to maintaining a beautiful and safe community are the foundation of our neighborhood.

To help you settle in, we've outlined key information and helpful contacts below:

Getting Started

Community Welcome Committee

You'll soon be contacted by a member of our Welcome Committee. They're available to assist you with any immediate questions or needs.

Community Website

Visit www.desertsummithoa.com for:

- CC&Rs
- Architectural & Landscaping Guidelines
- Monthly Board meeting dates and minutes
- HOA forms and community updates

Monthly E-Blast Newsletter

Stay updated on meetings, events, and news!
To subscribe, email: DesertSummitHOA@outlook.com

HOA Assessments & Payments

HOA dues are paid **quarterly** and accepted via:

- Check, cashier's check, or money order
- Direct deposit via **SurePay** (recurring payments) through your online account

Payment Address:
Desert Summit Homeowners Association
c/o Inframark Processing Center
P.O. Box 97736
Las Vegas, NV 89193-7736

Questions? Call: (602) 433-0331
More info: https://home.inframark.com

Security & Access

Home Alarm Service

Basic home security is included with your HOA dues through **Next Protection** (non-transferable).
To activate service, complete the enclosed form or call: (480) 612-6600

Gate Access

Gate entry is managed through **QuickPass**. Refer to the enclosed Resident Quick Start Guide, or contact: (888) 444-6343 | https://www.quickpass.us/

Community Guidelines

Leasing / Rentals (Section 3.18):

- Minimum lease term: **6 months**
- Short-term rentals (e.g., Airbnb) are not permitted.
- Rental properties must follow CC&Rs and comply with City of Scottsdale licensing.
- A copy of the lease agreement must be provided to the management company.

Architectural Review Committee (ARC):

- All new construction and most exterior/landscape modifications require approval by the ARC and/or HOA Board before taking action. The ARC Guidelines outline the process to complete and submit applications for review, provided here:
  https://desertsummithoa.com/architectural-landscaping/

Garbage & Recycling

- **Recycling**: Wednesdays
- **Garbage**: Fridays -- Place bins out **no earlier than 24 hours** before pickup and remove within 24 hours after.
- **Bulk Trash Pickup**: Monthly – visit City of Scottsdale website for dates.

https://www.scottsdaleaz.gov/solid-waste/collection-services/brush-and-bulk-collection

Pool/Spa Drainage

Before draining, **email Lia.Peahu@inframark.com** to prevent sewer overflow issues.

Construction Access

To preserve community peace, **no professional tradespeople** (landscapers, contractors, painters, etc.) are allowed on Sundays and Holidays.

We're happy to have you as part of our Desert Summit family and look forward to your involvement in our thriving community!

Warm regards,

Desert Summit Homeowners Association Board of Directors



HOME SECURITY

PROPERTY PROTECTION PROFESSIONALS™

Protect your home with a professionally monitored security system from NEXT PROTECTION™. Rest assured knowing your state of the art equipment is keeping your family and property protected.

COMPLETE HOME PROTECTION YOU CAN COUNT ON.

REMOTE HOME CONTROL
Connect to your home from anywhere. Be alerted to activity and events.

CAMERAS
Indoor or outdoor cameras. Monitor your home with one integrated system.

WIRELESS MONITORING
No home phone required! Alerts our monitoring station in the event of activation.

FIRE SYSTEM MONITORING
Maximize protection and insurance discounts with smoke detector/fire sprinkler monitoring and routine inspections.

NEXTPROTECTION.COM

1465 N. HAYDEN ROAD, #100 SCOTTSDALE, AZ 85257 | 480.612.6600 | INFO@NEXTPROTECTION.COM

LICENSED BONDED INSURED ROC 299149 299152

FIRE ALARMS | WIRELESS MONITORING | FIRE SPRINKLERS | BACKFLOW | FIRE EXTINGUISHERS
SECURITY SYSTEMS | ACCESS CONTROL | SURVEILLANCE SYSTEMS

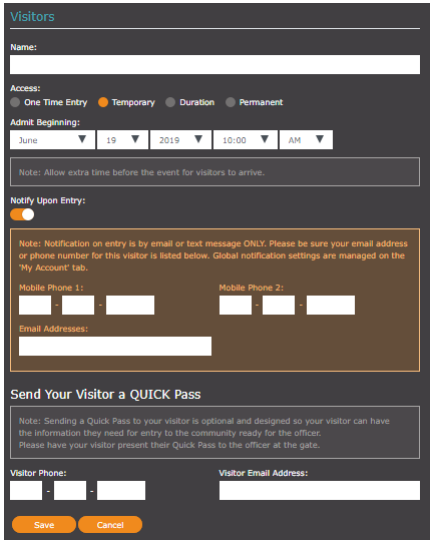
NEXT PROTECTION™

PROPERTY PROTECTION PROFESSIONALS™

Visitors and Events 6

- **Overview:** This shows you a general report of your account. You can click on the mange buttons to edit the information in that section or click on the button of the section on the menu bar.

- **Visitors:** By clicking the "**Add Visitor**" button to the right of the Active Visitors list, you can create a new Visitor (or Vendor) that will be authorized to enter the community. You can select whether or not you'd like them to have permanent access, or temporary access (for example, a plumber who will only be working on your home for a day). Or you can have a duration visitor for a set amount of days. You will determine if you would like to have a notification on their arrival through the gate as well as send them a (optional) "QUICK Pass" to present to the officers at time of entry.



Turn Notify toggle to **Orange** and enter information here to receive a notification for the visitor entering the gate.

To send your visitor a QUICK Pass fill in this section. They will show this to the officer at the gate.

- **Events:** Using the "Events" tab, you can create an Event (for example, Wedding Reception), set the date and time, and add guests to the guest list. This will allow the Security staff to admit your guests.

QUICK PASS®

Resident Quick Start Guide

Login to access your account

Email

Password

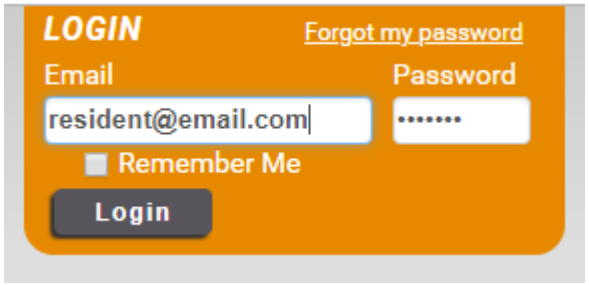
Getting Started 1

- Welcome to QuickPass®. QuickPass Visitor Management is the premier community management system and offers residents many tools to manage your visitors, personal vehicles, contact information and more. This Quick Start Guide will show you the basics of accessing your personal account and using some of the important tools QuickPass® has for you.

Please make sure you have been given your email or username and password from your community before you begin.

Login / Recover Password 2

- Simply go to https://www.quickpass.us to Log In and access your personal QuickPass® Account.
- To login into the QuickPass® website use your QuickPass® email or username and password. **Passwords are case sensitive** and must be at least 7 characters, including one capital letter and one number.



If you have previously logged in and forgot your password, click "Forgot Password". Your information will be emailed to the email on file.

Contact Info 3

- Please provide at least one phone number so that the gatehouse can reach you for visitor clearance.
- You can adjust the contact priority list for all phone numbers related to the property.
- Your alternate mailing address and "Code Word" can be updated here as well.

Global Notification 4

- Global Notification is a feature provided so that you can be notified for ANY AND ALL visitors that enter the property going to your address. The settings of where you would like those notifications sent to is in this "My Account" section of the website.

Email and Password 5

- Emails are stored under the account logins. This is where you will make sure your email is on file and you have a password for login.
- Passwords are case sensitive and need to be 7 digits. It needs one capital letter and one numeral.