

# The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85622

Editor: Marianne Bishop, Secretary  
Email: barxmar@gmail.com

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Phone: 520-625-4924  
Website: [www.sivhoa.org](http://www.sivhoa.org)

## DEADLINE FOR DUES PAYMENT

The 2016 yearly assessment for SIV is payable by January 1, 2016. If you have not received your invoice contact the secretary at the above phone. Dues are delinquent after 1/15/16.

## BALLOT FOR CHANGES TO THE CC&Rs

These changes are proposed to protect all funds set aside for the Replacement/Reserve Fund and to ensure that contribution is made to this fund yearly from the Annual Assessment to prevent a need for Special Assessments. The Replacement Reserve Fund (RRP) covers maintenance of our roads, sidewalks, curbs, erosion mitigation, monuments, signage, railings, and stucco walls. All of the changes have been reviewed and approved by our legal counsel.

The Board recommends a vote IN FAVOR of all changes. Your ballot is included with this packet and should be returned as soon as possible. Results will be announced at the Annual Meeting of Members. See upcoming meetings and events, below.

## CANDIDATES FOR BOARD – 2016

Paula Leeson and Ann Striker have agreed to run for the Board for another term. There were no other candidates, so the Board will be electing these directors to serve a two-year term expiring at the Annual Meeting in 2018 or until their successors have been duly qualified and elected.

## AUTOMATED TRASH COLLECTION – PROPER PLACEMENT OF CONTAINERS

When placing your REPUBLIC containers for weekly collection the **wheels** should be **toward the house** when you leave it at the curb. If you leave the wheels and handle towards the street the truck driver has to get out and turn the container around. This slows the collection process.

## UPCOMING MEETINGS & EVENTS

### BOARD MEETINGS:

Feb, 8, 2016 Canoa Hills / Mesquite Rm. 9 AM

### ANNUAL MEETING:

Feb. 24, 2016 – Canoa Hills/ Saguaro Rm – 12:30 PM

### SOCIAL EVENTS: 5:30 – 7:30 PM **(RESERVE THE DATES) – Look for email updates.**

\* Feb 4, 2016 Canoa Hills Social Center Saguaro Rm. *CATERED* Pizza Party - **registration form enclosed**

\* Apr 7, 2016 Canoa **RANCH** Patio Area - *CATERED* Picnic by Optimist Club

June 9, 2016 Canoa **RANCH** AMADO RM – FINGER FOODS & MUNCHIES - BYOB

\* Oct 27, 2016 Canoa Hills Social Center Saguaro Rm. OKTOBERFEST (3<sup>rd</sup> Annual)

\* *The above dates indicated with an asterisk will require a pre-paid reservation*

## SYMPATHY

It is with sorrow I announce the passing of the following Homeowners  
Tom Rice, husband of Dorothy of W Sonoran View Dr.  
Lawrence Derck, husband of Penny of S. Desert Grove Ct.

## NEW HOMEOWNERS - NEIGHBORHOOD PHONE DIRECTORY UPDATE

<u>OWNERS</u>	<u>ADDRESS</u>	<u>ALT ADDRESS</u>	<u>PHONE(S)</u>
Glen & Kay Seela Formerly Steve Kehl	4913 S Meadow Ridge Dr		
Sara Plowman Formerly Ed & Carol Broom	4852 S Desert Sunset Dr		218-536-0138

WE ARE IN THE PROCESS OF PUBLISHING A NEW NEIGHBORHOOD PHONE DIRECTORY... if you have had any phone changes, please provide them to the Secretary ASAP, Thank you !

**PLANNING ON SELLING?  
BEFORE PUTTING YOUR HOME ON THE MARKET  
(DEMAND NOTICE AND INSPECTION)**

You are all aware that SIVHOA has published Rules and Regulations to manage member property use and compliance to those rules and regulations. What you may not know is that during the process of a home sale the title company working on the closing will send us a Demand Notice asking whether a property has any non-conformance with HOA rules and regulations. By law, we are required to answer their requests for information as timely and accurately as possible.

We obtain the information for our response by conducting a review of the property. The HOA has a representative from the Architectural Committee schedule a visit to the property named in the Demand Notice to conduct a review. The review primarily covers Section 4.0 of the Architectural Rules and Regulations, but may also touch on other areas of the Owners Handbook if issues are observed. He/she determines and records any non-conformances to the Rules. The results are communicated to the title company along with Assessment information and other basic information regarding the Homeowners Association.

The Demand Inspection performed by SIVHOA is not a "home inspection". Our review covers areas that are documented in the approved Rules and Regulations (Owners Handbook). It is not within the scope of the Demand Inspection to comment on any other feature or condition of a property not documented within those Rules. Further, it only covers the outside of the property ... not the interior living spaces.

Please keep in mind that each property owner in SIVHOA is responsible to be conversant with and in conformance with the Rules and Regulations. If you are planning on listing your home for sale it would be a good time to call the Secretary to schedule a review of your property to reduce the likelihood of any surprises during the selling process. The best approach is to be aware before you plan any project outside of your home and take the necessary steps to keep in conformance as part of your ongoing home maintenance.

If you have any further questions regarding the Demand Notice or Inspection process, or if you don't have a current copy of the Owners Handbook (adopted October 12, 2010), please contact Marianne Bishop. This Owners Handbook is also found on our website ([www.sivhoa.org](http://www.sivhoa.org)) under the tab entitled Documents/Forms at the top of the home page.

**ESTIMATED LIFE OF A WATER SOFTENER**

By: John Sturtz (1-2-16)

Eighteen years ago when we built our house on Gloria Vista a rep from Mark's Quality Water came around the neighborhood offering to install water softeners, and we bought one from him. In the last few weeks two neighbors on Gloria Vista have had their water softeners fail. One I know bought his from Mark's and he is encountering major repair work (cutting into walls) to repair the damage. I don't know for sure if the other person bought their softener from Mark's, but I suspect they may have. I see evidence of leakage around the top of the tank on mine, and a third neighbor has seen the same thing.

A word of warning—check out your water softener! The useful operating life of such equipment, *including water heaters*, typically is about twenty years.