

The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85622

Editors: Marianne Bishop, Secretary
Bob Christensen, President

SEPTEMBER 2008

Phone: 520-625-4924
Website: www.sivhoa.org

YOUR INPUT IS REQUESTED

Your board continues to struggle with the best way to deal with the rapid growth of the trees in the Common Area. We have developed that enclosed survey so we can gather a fair and timely impression of how you and other homeowners feel about the issues. Your input will influence our plans for 2009 and beyond. **Please return the completed survey (both sides) by October 15.**

We realize that some of you may receive this after the deadline because you were traveling and didn't get your mail in time. Those on our email distribution will be receiving the survey via email. If you choose, you can respond by replying to the email. Otherwise use the **enclosed envelope** to return the survey and phone directory update sheet by October 15, 2008. Any response received after that date will be considered for long range planning. *We want to hear from you. Thank you*

SAFETY COMMITTEE FORMED

Many have expressed concern over the ease with which illegal immigrants and others can gain access to our community. Several suggestions have been made to improve our sense of security and the Board has appointed a Committee to study these and other ways to make our community a safer place to live. Members of the Committee include Chuck Catino, Jim MacLaren and Gary Raff and they held their initial meeting on June 17.

Some of the suggestions discussed by the Committee would involve substantial costs and have a significant impact on our daily routines. For this reason the Board fully anticipates the need to ballot all homeowners to obtain a broad base of support in advance of any implementation. The Committee will need to do a great deal of work in advance of such a ballot and would welcome participation from interested homeowners.

Since its formation in May, the Tucson BP Station Stakeholder Liaison Committee has been meeting monthly to review various methods to raise Community awareness and the level of protection afforded by the Border Patrol to Green Valley residents. Jim MacLaren represents SIV on this committee. If you have suggestions for the Liaison Committee please contact Jim at 393-1477.

One significant result of this effort is the greater noticeable presence of the Border Patrol and a corresponding reduction in the visible presence of illegal entrants.

The Border Patrol will maintain their effort only so long as the community demands it.

HOW CAN EACH OF US CONTRIBUTE TO THIS EFFORT? It is imperative that:

You immediately report sightings of illegal entrants. Call **514-4662** or **514-4663**. These numbers will produce a faster response time than the 1-877-872-7435 phone number provided you in the past. Reporting illegal entrants will discourage others from using SIV as a path of entrance.

Do not allow illegal entrants into your home or let them use your phone. Call **911** if approached by an illegal entrant. Because of cell phones word of your willingness to help one can now easily be spread directing others who are seeking refuge to take advantage of a sympathetic gesture and targeting your home as a safe haven.

Watch for and report suspicious vehicles traveling or parking in the area. Often vehicles used to transport illegal entrants out of Green Valley are stolen and parked backwards in parking areas or driveways of unoccupied homes. The reason they are parked in this fashion is to make it easier for a quick get-a-way once inside of the vehicle. Parking in this fashion also helps to conceal license plates.

If you see an unfamiliar vehicle in the area get the license number and call 911 and report your suspicions to the Sheriff's Department. They have the ability to run the license plates. Removing their transportation will discourage use of Green Valley as a transfer center.

NEIGHBORHOOD WATCH

In conjunction with our safety efforts, members of the Neighborhood Watch Committee will be invited to share with members from other associations by attending a program presented by Sheriff's Auxiliary (SAV). It will be held at the SAV office near the Library on Thursday, October 16 at 9 AM. We need volunteers for this committee. If you are interested please contact Arlene Haugan, Chair. 648-7010

SIV PAINT COLOR MATRIX EXPANDED

Foxtail has been added for use both as a stucco and trim color. The enclosed pant matrix should be substituted for the one dated 12-06-06 in your Governing Documents book. Local merchants now have the paint formulas stored in their computer. See the notes section below the chart for various discounts/offers. An Architectural Review Form should be approved prior to repainting.

THANK YOU FOR EFFORT -- ABOVE AND BEYOND

We extend a HUGE THANK YOU to Eileen MacLaren and Linda Gregory for efforts spent this summer battling invasive grass in our common area.

BUFFLEGRASS UPDATE

Over the summer the Committee chaired by Eileen MacLaren conducted a pilot study of our invasive grass problem. Their conclusions are three. First the problem is far more extensive than anyone imagined. Second it will take large doses of a strong chemical to kill Bufflegrass. In the pilot study, the Committee used 65 gallons of Roundup and found it inadequate to the task. Third it will take a good deal of manpower, with proper equipment, to apply the chemical. Application can only be made following winter or summer rains when the Bufflegrass is in bloom. This provides a narrow window of opportunity.

Based upon this study, the Board requested the Maintenance Committee to seek bids for the 2009 removal program. Specifications for the bid will be developed in consultation with the Invasive Grasses Study Committee.

YARDS NEED WORK

Please be considerate of your neighbors and keep trees at a manageable height. Many trees in homeowners' yards are at a height to begin to encroach on their neighbors view. If not kept under control, a tree could be impossible to trim and would require removing rather than cutting off 1/2 to 3/4th of its height. Governing documents (Homeowners Rules) provide:

TREES AND VEGETATION ON PRIVATE PROPERTIES - MAINTENANCE

Trees and other vegetation shall be trimmed so they will not materially interfere with panoramic mountain or valley views, encroach on neighbors' lots or Common Areas, or protrude over sidewalks or streets.

Weeds and trees are flourishing in response to unusually heavy rain. We delayed cutting weeds because of an extensive invasive grass spraying effort spearheaded by Eileen MacLaren. The maintenance crew has begun to tackle growth in the common area as the Monsoon season ends. We are doing our part to beautify the area, please do yours.

CURBS AND SIDEWALKS

Due to increasing cost of concrete and labor, it would be appreciated if all vehicles in our association would abstain from parking on the curbs and sidewalks. This puts undue stress on the concrete and will eventually cause premature cracking and higher repair costs. We appreciate your compliance. Maintenance Committee

SAGUARO RATE INCREASE

Due to the first increase in landfill fees by the City of Tucson since 2000 and the sharp increase in the cost of fuel, Saguaro is implementing the first increase in our trash service fee since our contract was executed in April 2007. The contract allows for an annual 5% rate increase. Effective December 1, 2008 our quarterly rate will rise from \$43.50 to \$48.29. Your next invoice from Saguaro will be in a new format as they are implementing a new billing system that will show your payments, allow payment online thru their website, and handle auto pay.

BOARD MEETINGS

GVR instituted two new fees in connection with meeting rooms. A fee of \$25 will be charged as a penalty for a no-show reservation. Also, a fee of \$10 will be charged for each reservation changed. Sometimes personal circumstances create a hardship with board members and meetings must be rescheduled. Because of this the board has voted not to use GVR facilities for routine monthly meetings. Open meetings are advertised in the Green Valley News, San Ignacio View, posted on the website (www.sivhoa.org) and reminders sent via email. Although set to begin at 9 AM, please contact the secretary to confirm meeting place and time.

MONTHLY: 2008: (Mondays) Oct. 13, Nov. 3, Dec. 8 and 2009: Jan. 5, Feb. 2 LOCATION: 4735 S Prairie Hills Dr.

ANNUAL MEMBERS MEETING: Tuesday, Feb. 17, 2009 LOCATION: Canoa Hills Recreation Center Saguaro Room

SYMPATHY

Extended to Ivan Toler of Gloria View Court on the loss of his wife Jane who died suddenly on July 3 2008.

WELCOME NEW HOMEOWNERS – *since APRIL 2008*

Robin W. & Frances P. Altstaetter at 4836 S Desert Sunset Dr, formerly from Holmes Beach Florida
Elvera I. Bragg at 4911 S Harvest Moon Dr formerly from Windsor California
Gary & Donna Ebbesen at 4831 S Prairie Hills formerly from Desert Hills in Green Valley

THIRSTY THURSDAY SCHEDULE *

Please RSVP

DATE	HOST/HOESSTESS	PLACE	RSVP
9/25/08	Greg & Mary Jane Nowak	4767 S Harvest Moon	625-0998
10/30/08	Peter Falch & Kathleen Curran	4825 S Desert Sunset	331-2814
11/20/08	Fred & Sharon Renshaw	1445 W Hidden Crest Ct	399-4491
12/18/08	George & Nancy Ziegler	4843 S Prairie Hills	203-8981

* Between 4 & 6 PM, bring an appetizer to share, and beverage of choice.

PARTIAL CLOSURE: CANOA / I-19 INTERCHANGE

The Canoa Exit is being completely redesigned. Construction of a roundabout on each side of the exit will last well into 2009. It will necessitate partial closure of this interchange from around October 1 thru November 15 2008. During this time, you will not be able to enter or exit I -19 from the Canoa interchange and need to use the Continental exit.

The Canoa interchange now resembles a moonscape dotted with construction crews, multiple warning signs, and huge bulldozers in perpetual motion. The underpass of I -19 will be closed in order to allow for safe installation of a concrete drainage project for flood control. You would be best to avoid this intersection and use the West Frontage Road or Camino del Sol when going north. The west roundabout construction should be completed in June 2009. The extension of East Frontage Road south to a new roundabout east of the Canoa /I-19 exit should start sometime in 2009.

HOMEOWNERS' ZIP CODE now 85622

Effective July 1, 2008 ALL Green Valley residents *south of Continental Road and west of I-19* had their zip code changed from 85614 to 85622. If you did not receive your notice, the post office has given affected residents until July 1, 2009 to notify everyone that your address has changed.

Candidates Forum Wednesday, September 24, 2008

This two-hour multi-sponsored forum at the West Social Center beginning at 9:00 am will have candidates for the U. S. Representative District 8, State Senate, District 30, State Representative, District 30, Pima County Attorney, Pima County Sheriff and the Arizona Corporation Commission.

REPLACEMENT RESERVE PLAN 2008-2013

The Board at its May 26 meeting approved the Replacement Reserve Plan submitted by the Financial Advisory Committee. The approved plan anticipates a very small increase in the Reserve Contribution for 2009 (to \$40,356 from \$40,000). Subsequent increases will be largely determined by cost inflation. Copies of the Plan can be obtained from Marianne Bishop or viewed on our Website.

ACCOUNTING PROCEDURES MANUAL DEVELOPED

At its May 26 meeting your Board approved an Accounting Procedures Manual developed by the Audit Committee. The Audit Committee includes Greg Nowak, Jack Powers (Chair) and Ed Wismeyer. The Board is grateful to the Committee for this important and informative contribution to our tools for the governance of this Association. This procedures manual can also be viewed on our Website.

COMMON AREA TREE STUDY COMMITTEE

The Common Area Tree Study Committee submitted its initial report to the Board last spring. Several questions were put to the Committee by the Board following their May meeting and again following the September meeting of the Board. Your participation in the enclosed survey will provide guidance to this committee. Members: Ron DeVree, Burke Haldorsen, Rick Irvin (Chair), Dave Roubos and Jim Steffen.

SOLAR ENERGY

At the request of your Board, the Architectural Committee recently submitted a proposed rule covering the installation of Solar Energy Devices. A draft of their proposal was presented at the Board Meeting of September 8. Several questions were raised and the Committee was asked to consider further revisions for the Board Meeting of October 13.

General Information: *Paint & Sealant Quality*--Herein quality refers to longevity and/or tendency to fade. Paint and sealants consist of varying amounts of "solids". The greater amount of solids generally increases the life (and price) of the product. Many paint and sealant manufacturers provide the same paint color in different formulations of paint and sealant solids. It is suggested that the homeowner discuss with his contractor both the color and quality of the selected paint and sealants.

Depending upon paint quality, it is suggested that repainting should be considered every 5 to 8 years.

1. All approved stucco and trim colors are preceded with the word "SIV" (i.e. SIV Mesa Tan, etc.). These colors have been established with 3 of the major Tucson paint suppliers, Dunn Edwards, Frazee, & Southwestern Paint Co. as well as local merchants (Ace and True Value Hardware Stores). Refer to the **SIV Paint Color Matrix** on the reverse page for additional information. Paint chips are available from the SIV Architectural Committee or the Secretary for matching when using other than the above paint suppliers.
2. Front doors shall be painted the official stucco or trim color of the house, or with a paint color that resembles wood.
3. Roof seal that is visible from neighboring lots or from above streets must not cause a glare because of sun reflection. The approved sealant color of the **roof's visible area** is SIV Mesa Tan or darker. This may require tinting the basic roof seal color (which is usually white).
4. Security/metal doors, gates, and railings shall be painted in the official stucco or trim color, or black, in flat or low sheen paint.
5. Garage doors shall be painted the official stucco color of the house.
6. All gutters, downspouts, utility boxes, and conduit shall match the trim or stucco color to which they are affixed. Downspouts and other items mounted on brick shall be painted "Mexican Adobe" to simulate brick. Flat or low sheen paint shall be used.
7. Simulated Brick on Homes: These brick are porous. It is suggested that the homeowner consider sealing this brick at the time of repainting.

Paint chips can be borrowed from the Architectural Committee or Secretary.

Refer to NOTES below and the REVERSE SIDE for current Painting Rules and further guidelines.

SIV PAINT COLOR MATRIX												
	T R I M to be used with the 6 Stucco colors											
STUCCO	SIV Arden Green	SIV Cold Stream	SIV Foxtail	SIV Honey Beige	SIV Loch Ness	SIV Mesa Tan	SIV Palm Springs	SIV Raven-wood	SIV Sedona Peach	SIV Spanish Brown	SIV Toffee Crunch	SIV Village Blue
<i>SIV Foxtail</i>	X			X	X		X		X			
<i>SIV Honey Beige</i>	X		X									X
<i>SIV Mesa Tan</i>	X	X	X		X			X	X	X	X	X
<i>SIV Palm Springs</i>	X	X	X		X	X		X	X	X	X	X
<i>SIV Sedona Peach</i>	X		X		X			X		X	X	X
<i>SIV Toffee Crunch</i>	X	X				X	X	X	X	X		X

- Notes:**
1. The first column lists the 6 SIV colors available for the "Stucco" (main body) of the house
 2. Use the above matrix to determine which SIV colors can be used for trim with each of the SIV Stucco colors.
 3. Southwestern Paint **Mexican Adobe color-code 2316** (or matching equivalent) to be used when matching **brick color** on utility boxes and anything affixed to brick walls or a tile roof.
 4. Brick on homes should be coated with a clear sealer at each repainting.
 5. All paints used should be low sheen or flat color.

- Vendor Info:**
1. **Dunn Edwards Paint**, 327-6011, 4320 E. Speedway Blvd., Tucson. SIV Acct # 234607-000 for 20% disc.
 2. **Frazee Paint & Wallcovering**, 323-1075, 4741 E. Speedway Blvd., Tucson. SIV Acct # 796581 for 15% disc.
 3. **Southwestern Paint**, 795-0545, 5036 E. Broadway Blvd., Tucson. Ask for Level 4 discount (\$4-\$5/gal)
 4. **Ace Hardware** - Green Valley Mall, 625-4772 An employee discount on paint and painting supplies at time of sale, and: for each 5 gal purchased, a \$10 disc. toward the daily rental of a paint sprayer
 5. **True Value Hardware** - Continental Plaza, 648-7539 10% discount on paint upon presenting this chart

Revised: 09-08-08