

The San Ignacio View

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2013 DUES INVOICES

The invoice for the San Ignacio Vistas 2013 HOA dues were distributed in early December. They will be delinquent if not paid by January 15, 2013. If you did not receive your invoice please contact me and I will provide a duplicate.

ANNUAL HOMEOWNERS MEETING

February 19, 2013 starting at 9 AM we will be holding the Annual meeting of members in the Saguaro Room of the Canoa Hills Social Center on Camino del Sol. Please reserve this date and time. The agenda will be mailed in late January.

2013 NEIGHBORHOOD PHONE DIRECTORY

New directories are being delivered to SIV homeowners in residence together with a copy of this newsletter. An electronic copy is available upon request. The last update to this directory was in 2011. Since then 19 properties have changed hands. Some homeowners have dropped their land lines and gone to cell phones. If you have changed your phone numbers and the information listed in the 2013 directory is not correct let me know now so that I can correct the database.

RECRUITING VOLUNTEERS TO DEVELOP LANDSCAPING MASTER PLAN

A task force of the maintenance committee will be established for a short-term project developing a master landscaping plan for our common area. Members of the Maintenance Committee will be contacting the local extension office of the University of Arizona to solicit their input. If you are knowledgeable of our native vegetation and are willing to share that with us we would be happy to hear from you.

MAINTAINING YOUR HOME - ITEMS TO CONSIDER:

- 1) When was the last time your home was painted? Prior to painting you can check with the Secretary if you are unsure. I have a record if you or the previous owner of your property applied for approval.

Procedures have changed for painting as set out in the Owners Handbook which was published in October 2010. The Paint Guidelines book contains a page for all 6 stucco colors and each page has a sample chip of all of the approved trim colors. Once you confirm your selection we can provide you with chips to give your contractor to guarantee you are getting the correct shade. Also we have color consultants on our committee who are willing to help you select color accents for your home.

- 2) Is your water heater original? If so, you might consider replacing it. I have had reports of homes that have had leaks involving costly cleanup when water backed up from the garage into a home when a heater sprang a leak. Can you imagine if a water heater failed and you were away for an extended period?
- 3) Drip systems are subject to wear and tear due to our harsh elements. They are made of plastic and have a useful life. An informative primer on irrigation can be found at this link: <http://www.aquamasterstucson.com/Maintenance-Plans.html> One homeowner recently received two bills and their water usage jumped from 3,000 gallons to 21,000 and then 31,000. The cause was tracked back to the drip system.

SYMPATHY

Jeannette Stockdale - Vista Ridge Drive lost her husband Ronald.
Jennifer Loveland - Vista Ridge Drive lost her husband Jim.
Ingrid Orłowski - Desert Grove Court lost her husband Siegfried.

HAS YOUR EMAIL ADDRESS CHANGED ?

If you haven't been receiving emails from me did you change your email address and not let me know? If so, or click → [email](#) so that I can update my distribution list. We have been sending the newsletter electronically as well as other informative announcements that reach our homeowners in a timely fashion and this can save us postage.

THIRSTY THURSDAY

This community mixer is held on the last Thursday of each month between 4 and 6 PM in the winter months; *5 to 7 PM May thru Sept*. The only exception would be a month containing a conflicting holiday that would fall on the last Thursday of the month. Attendees should bring something in the way of an appetizer, finger food or dessert to share in addition to their own beverage. The "host location" is responsible for providing name tags, paper plates and napkins, plastic cups, utensils and ice.

Never attended? Come see what you're missing! Dates scheduled thus far:

| <u>DATE</u> | <u>HOST</u> | <u>TIME</u> | <u>LOCATION</u> | <u>RSVP by phone or email to:</u> |
|-------------|-------------------------|-------------|-------------------------|--|
| 1/31/13 | Ed & Betty Mergens | 4-6 | 4947 S Harvest Moon Dr | 269-7675 or mergdad@aol.com |
| 2/28/13 | Jim & Karen Steffen | 4-6 | 4868 S Desert Sunset Dr | 625-9288 or jkjsteffen@aol.com |
| 3/28/13 | Barry & Marianne Bishop | 4-6 | 4771 S Prairie Hills Dr | 625-4924 or barxmar@cox.net |
| 4/25/13 | Roger & Joyce Bulau | 4-6 | 1764 W Vista Ridge Dr | 970-692-3705 or JoyceBulau@gmail.com |

We are looking for host locations for the balance of 2013 - Always held the last Thursday of the month! If you have been attending this popular get-together but never hosted please consider taking a turn. If you are short on seating space I can put out an email and the community is great at lending card tables and chairs to expand your seating space. Call the Secretary or click → [email](#) to reserve the month of your preference.

OPEN GARAGE DOORS

We don't have a provision in our homeowners handbook against leaving your garage door open all day but it has been noted that some doors are constantly left open.

Please consider the following:

- If you are in the back yard someone could easily enter your home without your knowledge
- Critters, such as rattlesnakes or packrats, have open access to a hiding place in your garage
- Items in plain view create an open invitation for possible theft by a passerby

Unless you are working in the yard would you please leave your garage door closed? If you need ventilation possibly you could open a window or the side service door if you have one. Some homeowners have installed vents into their garage door for this purpose. Thank you from the board.

EMERGENCY ACCESS/OWNER CONTACT

The following two provisions were added to our Owners Handbook in 2010. Not all homeowners are in compliance. If you are not sure you have provided the following information, give me a call and I will check my files. Better yet, click → [email](#) to send me your emergency contact info..

Without exception, the Owner should have on file with the Secretary contact information for someone who has access to his or her home in the event of an emergency.

If an Owner is not a full time resident, it is a requirement to provide the Association with an alternate address and phone number to ensure timely receipt of important mailings.

TIME FLIES WHEN YOU'RE HAVING FUN

If you are a seasonal resident, before you leave for the summer plan now on who will care for your yard.

If you need recommendations on reliable/reasonable yard workers give me a call. Just because your property is out of your sight it should not be out of mind. Monsoon rain brings vegetation to life and it grows wild and it will need attention before your get back in November or December.