

The San Ignacio View

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The View from the Chair

(by Linda Gregory, President/Treasurer)

One of the most important issues that the Board has been addressing since the Annual Meeting is opening participation on the Board of Directors to all homeowners rather than only to full-time homeowners as is currently in the Bylaws.

Vice-President Gorman Fisher's nine-person committee, spearheaded by John Lucas and Carl Schuster, brought a proposal to the Board to change the Bylaws which would allow all homeowners to sit on the Board of Directors. The homeowners that attended the Annual Meeting also indicated that they were in favor of this change. After consulting with an attorney, the Board voted at the April meeting to open Board participation to all homeowners. This gives you several months to give some thought to participating in the business of the Association by running for the two seats on the Board of Directors next February.

The Board of Directors welcomes a diversity of ideas and hopes that you will all consider participating in your association.

Maintenance Committee News

The winter rains provided the moisture needed for a very nice wildflower display in San Ignacio Vistas this spring. We enjoyed colorful displays of Desert Marigold, Globemallow, Brittlebush, and Penstemon, but their beauty is fading fast with the onset of hot, dry weather. As a result, the common area looks overgrown and unkempt as the plants die back, but we need to allow time for the seed to fully develop before we cut the plants back to have another wonderful flower display next spring. I hope you agree that having these colorful flowers in the spring is worth a brief untidy period while we wait for the seed to develop. After the flowers seed, we will cut the plants back in early May.

The maintenance company under contract to SIV is in the process of cutting the weeds and grasses behind the yard walls on the perimeter common area. Maintenance in this area, which is scheduled to be performed twice a year, should be completed by the end of April. The maintenance company will cut the weeds and grasses behind the yard walls on the perimeter again in the fall after the monsoon rains. Also, the maintenance company will be working to catch up on cutting the grasses on the interior common areas. As some of you may recall, we hired a new maintenance company in January 2005. Although we have noted improvement over the previous company, we have been disappointed with the performance of the new company. They have fallen behind on scheduled maintenance during March and April. We are working with them to ensure the interior common areas are consistently maintained on a regular basis.

We have begun repairs to the footing of the monument at the Calle Tres entrance. Water flowing down the drainage ditch had eroded soil from underneath the South base of the monument. Repairs will be made and the rip-rap in the drainage ditch reworked to direct water away from the monument.

While we are in the process of making repairs to the monument base, we will also improve landscaping at the monument to improve the appearance of the Calle Tres entrance.

In late April, Sunland Asphalt repaired asphalt on the cul-de-sacs at Vista Ridge and King Arthur Courts. These repairs were necessary because the asphalt on Vista Ridge Court was breaking up and an area in the center of King Arthur Court had sunk approximately four to six inches because the soil underneath the asphalt settled. The streets are not under warranty by the developer so SIV incurred the cost to make these repairs.

The Maintenance Committee is requesting the cooperation of all residents to help maintain a neat common area. We have many windy days and trash, especially paper and Styrofoam packing material placed in open recycle containers blows out of the containers onto the common areas. This makes the area look trashy and could result in additional maintenance cost to pick the trash out of the cacti. Please help keep our neighborhood clean.

Architecture Committee News

The Ac would like to remind all homeowners of the importance of keeping yards tidy and free of weeds during the summer months, especially during the monsoon season which starts as early as July. Please have a dependable landscape contractor or a trusted friend or neighbor take care of your yard. We are stressing that all palm trees be trimmed every Spring. Get together with your neighbors and you all might be able to get a deal. La Sierra is the company that the HOA has contracted for the common area palm trees. They do an excellent job.

When resealing your roof, Southwestern Paint and Coating Company in Tucson, located at Broadway (Phone 795-0545) can tint the elastomeric coating in tan shades or darker. Please use a contractor that can tint the coatings to keep the sun reflection from bouncing into your neighbor's property. Thank you for your cooperation. Happy Trails to You and Yours this Summer!

HAVE YOU TAKEN A GOOD LOOK AT YOUR HOUSE LATELY?

The Architectural Committee has received several inquiries about outside painting requirements and procedures. Some of our sources have recommended repainting every six years, although the hot sun could fade colors and require trim to be repainted at a more frequent interval, especially the areas that are in the HOT afternoon sun.

Paint requirements and colors are published in your Homeowner Rules and can also be found on the SIV website <http://sivhoa.org/AC/paint.htm>. Some of the identifying paint names for our "official" colors have changed, and some of the paint purchasing sources are no longer available; however, the original colors are still available and comparable sources have been identified. The Ac has paint chips you can borrow to take with you when you are having paint mixed to insure color matching.

For your convenience, when the AC receives your request for house exterior painting, they will do their best to get approval back to you without delay. If needed, they will also help you find a source to purchase the desired paint.

When your home needs exterior painting, please send your request for approval to Marianne Bishop, Secretary, by email: info@sivhoa.org or mail to PO Box 1150, Green Valley, AZ 85622-1150. Marianne will forward your project request to the AC without delay and you should receive prompt approval for your painting to begin before the hot weather makes it difficult to complete your project.

Board News

The Board voted to cancel the regularly scheduled monthly meetings for June, July and August. During that time the Board is continuing their efforts to ready the Second Amended and Restated Declaration of Establishment of Covenants, Conditions and Restrictions for San Ignacio Vistas for presentation to homeowners for their vote.

The next meeting will be held on Monday, September 12 starting at 9 AM in Room A of the Desert Hills Recreation Center with a Homeowners' Forum prior to the meeting. Minutes of past meetings as well as the most recent agenda are posted on our website: http://sivhoa.org/board_mtgs/index.htm

PLEASE DON'T TOP YOUR TREES!

A recent article in the Green Valley News prompted some further research regarding the topping of trees. The topping of trees should be a concern to all our homeowners in this time of rapidly escalating property values. During the recent common area tree study sessions, several homeowners indicated that they had moved to SIV because we have mature trees which add to the value of our properties. Healthy, well maintained trees can add 10-20% to the value of a property.

"What is tree topping?" Tree topping is the drastic removal, or cutting back, of large branches in mature trees, leaving large, open wounds which subject the tree to disease and decay. Topping causes immediate injury to the tree and ultimately results in early failure of death of the tree" (www.treesaregood.com)

Your Maintenance Committee learned last year while interviewing certified arborists for the annual common area tree pruning that topping to keep trees small should not be an option. You can see the results of topping in the common area on the west side of View Ridge Drive. These trees were topped several years ago and they have been in severe stress ever since because of the years of drought they have suffered.

What happens when a tree is topped?

1. Topping immediately decreases the health of a tree and sends it on a downward spiral. The tree starves by robbing it of its food-creating leaves. The hot sun kills tissue just below the bark causing that portion of the trunk to die. The tree is more susceptible to insects and disease and it creates shoots that grow very thick and quickly. A shortened life span or death of a tree is the eventual result of topping. Some trees will not tolerate topping and may quickly die. All other survivors will have reduced life spans.
2. Topping increases storm damage potential. Two results of topping that can increase the chance of a blow-down in a storm are: The thick regrowth of suckers or sprouts resulting from topping make the tree top-heavy and more likely to catch the wind. Root death occurs because less food is being made in the leaves and stored in the root, leaving an entire tree with fewer anchoring roots and, therefore, more likely to blow over during a storm.

There are alternatives to topping, but you should seek the services of a professional arborist to determine what type of pruning is necessary to achieve a healthy, beautiful and safe tree. Arborists who are members of the International Society of Arboriculture (ISA), the Tree Care Industry Association (TCIA) or the American Society of Consulting Arborists (ASCA) ensure the highest quality service for your trees. Professional arborists employ well-trained crews, with all of the required safety equipment and liability insurance. They can also teach homeowners how to best maintain and care for their trees.

The ISA advises against using the services of any tree company that advertises topping as a service provided. Knowledgeable arborists know that topping is harmful to trees and is not an accepted practice.

For more information, contact a local ISA certified arborist at www.isa-arbor.com or visit www.treesaregood.com

Sources: International Society of Arboriculture, Why Topping Hurts Trees, www.isa.arbor.com PlantAmnesty, 5 Reasons to Stop Topping Trees, www.plantamnesty.org/stoptopping

Neighborhood Watch News

The new Green Valley (GVCCC) Phone Directories were distributed by the Neighborhood Watch Block Captains. Gene Bengston has several copies left if someone needs an extra copy, or you failed to receive yours. Call him at 648-2196.

WELCOME!

Since December 2004 we are pleased to welcome the following new residents to San Ignacio Vistas:

Cleo Harrington from Sioux Falls, SD to 491 S View Ridge Dr
J.. Bruce & Linda Morgan from Ontario to 1572 W Vista Ridge Dr
Donald & Diane Peterson at 4799 S View Ridge Dr
James & Myra Jane Murphy at 4887 S Harvest Moon Dr
Jack & Dorothy Powers from Lansing MI to 4803 S Harvest Moon Dr