

# The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85622

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## HOMEOWNER DUES FOR 2015

At the November 11 meeting the board approved a modest increase of \$5/year bringing the total for 2015 to \$500. Although due upon receipt, you may pay, without penalty, by January 15 2015.

### ANNUAL MEETING - Thursday, March 26, 2015

The meeting will be held in the Saguaro Room at Canoa Recreation Center on Camino del Sol starting at 1 PM. Dave Wanger, CEO of Green Valley Hospital will be our special speaker again this year and he will provide an update on the hospital. The board voted to change Article III-Section 1 of the Bylaws to allow the annual meeting to be held anytime during the first quarter of the year. It was previously limited to the month of February.

### DECEMBER 15 DEADLINE – TO SUBMIT YOUR REQUESTS

If you have a request for maintenance of a tree or other vegetation in our Common Area as set forth in the policy of Attachment 7.8 of the Owners Handbook we need to have your completed application by **December 15**. Work will be scheduled once forms have been reviewed and approved by the Maintenance Committee.

### HOW CAN WE PREVENT SPEED BUMPS?

The board voted at the Oct. 10, 2014 meeting to reduce our speed limit to 20 MPH. New signs will be installed throughout our subdivision in the near future. Please adhere to the speed limit in order to keep our streets "SPEED BUMP FREE".

### SOCIALS

We held our first Potluck social on November 7 at the CANOA RANCH. We were setup outside on the patio overlooking the mountains and received positive comment about using this venue.

**Look for and respond to forthcoming RSVP emails so we can obtain attendance counts**

**THURSDAY, JANUARY 29 - 5 pm CANOA SOCIAL CENTER –SAGUARO ROOM - DINNER**

**FRIDAY, MARCH 27 - 5 pm CANOA RANCH - PATIO AREA – DINNER**

### CONSTRUCTION MATERIAL IN THE STREET

This subject is covered on page 20 of the Owners Handbook, under Section 4.31. This states that "no lumber, building materials or litter may be stored on the Common Areas of the Association, including its sidewalks and streets. Contractors/Owners may temporarily store on an Owner's Lot (including the driveway) building materials that will be used for construction of an approved project. Recently there were several very large landscaping projects performed that necessitated having material in the street. Work of this nature should have pre-approval by our Architectural Committee. All materials in the street must have reflective marking for nighttime safety, the timeframe kept to a minimum and the streets cleaned and returned to their previous condition.

### DOG PEE

I realize that your 4-footed friend is a family member but homeowners have told me they do not appreciate having dog urine on their sidewalks, driveways or newspaper (it has happened) when your pet marks their territory on a walk. We have little traffic on our streets. If you could walk on the common area side of the street this would save frustration and keep the urine off of homeowners' plants and property. It is easy to pick up #2, but #1 is impossible to bag! This is true if when walking your dog in SIVII as well. *We have asked SIVII homeowners to reciprocate.*

## **WE NEED MORE PARTICIPATION**

Our committee and board members are doing a *fantastic job!!!* So, it is easy to sit back and enjoy the fruits of their labors, but is that **really fair** when you have something you could contribute? If physically able most of us have some spare time. Please give us a call so we can explore your talents in order to find your niche even if it is on a short term project!

## **THANKS FOR A JOB WELL DONE**

In 2009 Paul Gilmore stepped up to the plate to fill the Board of Director opening created by the sudden death of newly elected Lillie Hill. He went on to be elected and serve two more terms. Upon turning 90 Paul has decided it is time to drop two activities from his busy plate: taking care of the yard and serving on the board of his HOA. Annegret and Paul have moved to LaPosada. The board has appointed Paula Leeson to serve the balance of Paul's term.

## **A FEW WORDS FROM MAINTENANCE COMMITTEE**

We know we currently have a prolific amount of Brittlebush. We are evaluating all areas and will be addressing this on an area by area basis.

## **NEIGHBORHOOD GARAGE SALE**

We are organizing a joint sale with SIVII to be held in either late February or early March. The HOAs will provide advertising. We need volunteers to organize the event. Are you willing to help coordinate with Kathleen Ledesma? Would you to take part in this sale? Register by calling or Email me at barxmar@cox.net

## **Household Hazardous Waste Collection**

Saturday, January 31, 2015 8 AM-NOON: Mark your calendar and plan to drop your household hazardous waste at the event in the Valley Presbyterian Church parking lot. Details and reminder will follow in an email.

## **NEIGHBORHOOD PHONE DIRECTORY UPDATE**

**Note: Please contact me ASAP if you have changes to your phone numbers since January 2013. A new edition of the SIVHOA Neighborhood Phone Directory is being prepared. If you are not listed or have changes (such as dropping a landline) confirm that I have those changes. Thank you... Marianne 520-625-4924**

## **RECYCLE BINS – NEED A LARGER ONE?**

If you regularly have items to recycle that won't fit into the new blue wheeled containers and have room in your garage please contact me and arrangements can be made to exchange the recently provided 32 gallon bin for one that is 65 gallons.

We went thru the process of exchanging "uncovered" recycle bins for a larger container on wheels. These new containers are automatically dumped into the collection truck. The other morning when walking I noted more than a few homes are still using uncovered containers to place "overflow" items out for collection. This defeats the purpose of keeping items from blowing into our common area.

## **BOB CAT SPOTTED IN OUR AREA**

If you have a pet that might be considered as a meal, or snack, you should consider not leaving them unattended since several homeowners have spotted a bobcat in the subdivision.

## **TAR PAPER ON ROOFS DETERIORATING**

Some of our homeowners have had to replace the tar paper under their tile roof because the sun has deteriorated to the extent that leaks were occurring. Apparently 40 year tile roofs are only as good as the paper that covers the roof since that is what actually what **seals the deal**.

## MEDIAN ON DEL SOL

For the last several years a group of residents from SIVII have been volunteering their time to keep the del Sol median between Vista Ridge and Calle Tres looking presentable. They recently approached SIV for assistance in raising funds to cover the cost of the gravel and contract labor to do rock moving work. The project, scheduled for mid-December, is being coordinated through Median Green who will handle permits and anything else needed through Pima County as well as purchase of the gravel at their cost. SIVII volunteers plan to provide clean-up ahead of this work and assist in spreading new gravel. The current plan is to use our Landscaper, Felix Landscaping, to do the heavy work. Our HOA has contributed \$150. Anyone interested in volunteering to help to maintain this area should email Kris Dyrud, President SIVII at [krisd@earthlink.net](mailto:krisd@earthlink.net) or call her at 520- 269-7470.

### SYMPATHY

Although words cannot begin to ease the sorrow of this loss know you are in our thoughts.

Esther Migacz (Desert Sunset Drive) on the loss of husband, Paul  
Bruce and Linda Morgan (Vista Ridge Dr. / Canada) on the loss of their Son  
Sally Payne (Gloria Vista Dr) on the loss of husband, Ron  
Sylvia Parks Burton (Meadow Ridge Dr) on the loss of husband Clyde  
MaryLu Catino (King Arthur Ct) on the loss of husband, Chuck

## CAMINO DEL SOL REPAVING

A portion of \$1 million allocated from the General Fund to Ray Carroll's District will be used for the repaving of a section of Camino del Sol that is in need of repair. It should be noted that this was the next street on GVC's list of priorities based upon high traffic use. Repaving will not take place until April-May when weather conditions improve.

### GVC SOCIAL HOUR

Monday December 1<sup>st</sup> at 4 PM at the Grill on the Green, members of the GVC Executive Board will be there to listen and talk to the residents about issues that affect their HOA and/or our Community. Do you have a problem in your HOA that you would like to discuss? Do you have an idea for a new program or something in the Community we should be looking into? Stop by. We will be there to listen and hopefully provide some positive comments. If you cannot attend this meeting you are free to call their office. We are members of the Green Valley Council.

**Phone: (520) 648-1936 e-mail: [info@gvcouncil.phxcoxmail.com](mailto:info@gvcouncil.phxcoxmail.com) • web site: [www.gvccc.org](http://www.gvccc.org)**

## PREFERRED VENDOR PROGRAM

Every year GVC fields requests from HOAs and individual homeowners seeking referrals for qualified businesses, vendors and service providers. To respond to this need in our community GVC has instituted the Preferred Vendor Program. GVC-PVP will list businesses with a good record and make these names available to residents who call for referrals. The program will not make recommendations but will provide homeowners easy access to the names of proven high-quality businesses and vendors exclusively for the use of residents in [GVC-member homeowners association](#). The PVP Director, Lynda Campbell has a list of over 100 vendors that have been vetted. Whatever help you need for your home or yourself give her a call first at 444-6760 or email her at: [pvp@gvcouncil.phxcoxmail.com](mailto:pvp@gvcouncil.phxcoxmail.com).

Qualifications: GVC Preferred Vendor Program Director will conduct a background check on all businesses applying for membership. The check will include reference verification, Better Business filing, and where applicable a review of licenses and insurance. The database will be updated regularly with homeowner feedback about service quality. Each vendor/service provider is retained in the program as long as the quality of their service remains high. Each provider in good standing is also eligible to renew their membership in the GVC Preferred Vendor Program annually.

## IS YOUR HOME OR TRIM IN NEED OF A FRESH COAT OF PAINT

As a reminder, it is necessary to have **ALL** painting reviewed and approved because of the many changes made to our Paint guidelines and color pallet revised on 4/15/14. A recap of the rules are found on the second page of the Paint Application found on our website under Documents and Forms. For your convenience we are including a copy of the current application with this newsletter. If you have any questions please call the Secretary at 625-4924.

SIV colors were established in 1996 when the subdivision was built by Fairfield homes. Since 2007 the base used for paints have changed causing a vast difference in shading. Also some paint suppliers have duplicate names for our prior colors with entirely different formulas which caused problems when a homeowner did not verify they were getting the correct color for our subdivision.

The Architectural Committee has spent over 6 months working on establishing our paint palette on the Dunn Edwards color wheel to find the closest shades possible to replace the old formulas. We found a better brown trim ("Weathered Brown" a/k/a "Green Valley Brown") to replace "Ravenwood". This new brown will not fade to a purple shade when exposed to the powerful Arizona sun.

Dunn-Edwards has recently increased their discount to 46% off retail for paint products using this updated code: **234607-000**. They also offer discounts on sundries (brushes, tape, etc). The courtesy discount is valid at Dunn-Edwards stores, including Ace Hardware in Sahuarita. I cannot speak to other Independent Dealer locations, as other discounts may apply. You can review the new colors on the Dunn Edwards website and request chips sent by mail. Chips **should be ordered** because the color produced on a computer monitor IS NOT a true representative.

If you search in your web browser for Dunn-Edwards Color-Ark you should easily find the link.

In order to display our approved color palette fill in as little as possible on the page (such as our zip code 85622) and then click "submit" to access a drop-down menu. From there select the name of our association. Make sure to read the notes prior to the various schemes as these contain important definitions and instructions. There are now 12 color schemes for homes and one for items mounted on brick.

When you click on "order chips" the "Cart" is automatically populated with each of the colors in a particular scheme. If that is all you want, then scroll to the top of the page and you will see the "Cart". If you want more colors continue shopping by using the "order chips" for each Scheme that interests you. When ready scroll to the top again to find the "Cart" and click on "check-out". Complete the next page with your mailing address. These chips are a free service.

For those that are "computer challenged" the Architectural Committee has paint books with the New Color Palette compared to our previous color schemes. We can provide you with most chips or order them for you from the Dunn-Edwards website.

It **WILL NOT WORK** to have the Dunn-Edwards color-chips scanned into a competitor's computer because these are printed on paper that scrambles the computer preventing an accurate match. If you want to buy a different brand of paint such as Home Depot, Lowe's, etc. please follow the following instructions in order to obtain a correct color match.

You can purchase a 7.25 fluid ounce sampler of the colors you are interested in from the **Ace Hardware in Sahuarita**. Create a dip stick or something that can be taken to a provider of choice to ensure that they match the Dunn-Edwards chips. This will allow you to test the paint on your home to make sure you are happy with your selection. I have BOGO free coupons for the color samplers that are good until the end of 2014.

San Ignacio Vistas Inc.  
ARCHITECTURAL COMMITTEE  
**APPLICATION FOR PAINTING**

Applicant's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

SURFACE TO BE PAINTED	COLOR	FLAT	SHEEN
MAIN STUCCO/GARAGE DOOR color (#4 A)			
TRIM color (#2 A)			
ACCENT color (#2 B)			
DOOR(S): (#3)			
UTILITY BOXES/GUTTER/DOWNSPOUT (#5)			
GATES/RAILINGS (#6)			

Does your home contain slump block? Yes \_\_\_ No \_\_\_ If yes, Next

Garage Door Color for Brick Home (#4 B)			
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NOTE: Please describe below where the trim and accent color will be applied if other than the roofline. Refer to the reverse side of this application for paint guidelines corresponding to each of the items above. Use the #'s as reference. Be specific as to what you are painting.

(If you have questions or are unclear regarding guidelines we urge you to get clarification prior to painting)

Check to indicate work is to be performed by Owner \_\_\_\_\_, or provide the following:

Contractor Name: \_\_\_\_\_

Date work is to begin: \_\_\_\_\_ Estimated completion: \_\_\_\_\_

**Please Review Paint Guidelines and Definitions**

\_\_\_\_\_ I ACKNOWLEDGE I have read the applicable Paint Guidelines pertaining to this Application.

\_\_\_\_\_ I would like to review the paint book and/or paint chips prior to finalizing the paperwork.

\_\_\_\_\_ I would like to set-up an appointment with the Color Consultants of the AC Committee.

**PLEASE SIGN AND DATE:**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date submitted

FOLLOWING TO BE COMPLETED BY THE COMMITTEE

Tracking Number: \_\_\_\_\_

Date Recd: \_\_\_\_\_

Additional Info Requested: \_\_\_\_\_

Completed Application: \_\_\_\_\_

Action: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

Response to Homeowner \_\_\_\_\_

\_\_\_\_\_  
Committee Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary Signature

\_\_\_\_\_  
Date

San Ignacio Vistas Inc.  
ARCHITECTURAL COMMITTEE  
**PAINT GUIDELINES AND DEFINITIONS**

Guidelines and Paint Colors have changed and it is **imperative** you review them completely. All painting of exterior surfaces must conform to the paint guidelines for San Ignacio Vistas. Owners are to complete and submit this form for approval prior to painting, regardless of whether or not the exterior paint colors are being changed. This is being done to ensure the proper colors are being used and that the Association has a record of when painting was completed.

Plan accordingly in order to have your application approved prior to the start of work. This process should take less than a week.

1. **Stucco and trim colors** have been **REVISED** using the Dunn Edwards Color Matching system. View our Paint Palette at [www.Dunn-Edwards.com](http://www.Dunn-Edwards.com) and click on "Homeowner". On that page click on "Color-Ark". Once on that page use zip code 85622 and follow the instructions to select San Ignacio Vistas, Inc. from a drop-down menu. Purchase Dunn Edwards paint at a Dunn Edwards store and receive a 46% discount on indoor or outdoor paint using this code: 234607-000. You may use paint other than Dunn Edwards but must ensure that the color is properly matched. Consult the Architectural Committee who can help you with this process.
2. **A. TRIM** is defined as:
  - (1) existing roofline trim (2) gutters attached to the roofline trim (3) window bump outs (4) garage bump outs (5) column bump outs (6) wall bump outs (7) exterior wall chair rail and (8) the back wall of niches and the flat wall around recessed windows, **but not** the top, sides and bottom shelf of the niche or recessed window. These areas of the niche or recessed window are to be painted the stucco or main body color.

**B. ACCENT** is only to be used on items such as security/metal doors, gates and railings.
3. **Doors** shall be painted the official stucco, one of the trim colors or with a paint color that resembles wood.
4. **A. Garage doors** shall be painted the official stucco color with the following exception.

**B. Garage doors on homes that have all slump block (brick)** facing the street shall be painted Colorado Trail (DE6177) or Foxtail (DEC707).
5. **A. Gutters, downspouts, utility boxes, conduit or things mounted to stucco** shall match either the trim **OR** stucco to which they are affixed.

**B. Items mounted on slump block (brick)** shall be painted to blend with the brick using Colorado Trail (DE6177) or Foxtail (DEC707).
6. **Security/metal doors, gates, and railings** shall be painted the approved stucco or trim color or you may use a third color as an **ACCENT** from the pallet chosen. These items shall be painted in low sheen paint.
7. **Simulated Brick (slump block)**: These bricks are porous. It is recommended that the homeowner seal brick as often as repainting is suggested.
8. **Roof seal: Basic roof seal is bright white.** Sealant on parapet walls visible from neighboring lots or from above streets must not cause a glare and will require tinting.

**PAINT & SEALANT QUALITY** -- 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. Since labor is the largest cost of most jobs it is wise to use the best paint to obtain a finished product that will give you maximum life. It is suggested that the homeowner discuss with his contractor both the color and quality of paint and sealants. Depending upon paint quality, **it is suggested that repainting should be considered every 8 to 10 years.**