

The San Ignacio View

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The View from the Chair (by Linda Gregory, President/Treasurer)

At their September 12 2005 Meeting the Board **adopted changes to the Bylaws**. Enclosed is a resolution adopting these amendments.

The amendments set forth in paragraphs 1 through 10 were made necessary by the adoption by the legislature of HB2154. That bill, among other things, abolished the use of proxy voting by members and provided instead for absentee ballots and set forth certain document retention requirements and procedures for Members' removal of directors.

The amendments set forth in paragraphs 11 and 12 made uniform the use of the word "Board" when referring to the board of directors.

Resolutions 13 through 16 were adopted to make the appointment of an Audit Committee and a Financial Advisory Committee optional rather than mandatory.

Paragraph 17 was adopted to conform the Bylaws to the Articles of Incorporation.

The Resolution Regarding Imposition of Fines and Penalties, adopted December 18, 2000, was also amended and is enclosed.

We are in the process of reprinting the booklet containing the Bylaws, Homeowner Rules and Articles of Incorporation which will be distributed to all homeowners. All SIV documents are contained on our website at www.sivhoa.org.

Architecture Committee News

(by Susan Trecartin, Committee Chair)

A new AC Submittal Form has been approved. A copy is enclosed. When necessary additional copies can be obtained by calling your secretary or someone on the Board or AC Committee. The form can also be downloaded from the website.

PAINTING your home will preserve the stucco and maintain its (and your neighbor's) value as well. As a bonus, by enlisting other neighbors to repaint their homes at the same time as yours, a group discount may be available. If a homeowner intends to repaint the house himself, the AC recommends buying all the paint in one batch will ensure color consistency.

WEEDS; It is once again weed pulling time. Monsoons sure make them grow! The AC and your neighbors appreciate your attentiveness to keeping your yard free of those pesky allergy-causing weeds.

Maintenance Committee News

A letter was sent in early September to the company hired to perform maintenance on our common areas stating that no more payments will be made on the contract until the grounds are in order.

Communications Committee News

(by Marcia Lucas, Committee Chair)

The website now has two new pages, one for Homeowners and one for Visitors. The Visitor's page has some fun information about Green Valley as well as a listing of rentals available in SIV. Check out these two new links!

→ **SEE PAGE TWO FOR IMPORTANT ARTICLES ABOUT:**
MICRO-BURST DAMAGE TO ROOFS IN SAN IGNACIO VISTAS
LIGHTENING CAUSING GARAGE DOORS TO OPEN, AND
WHAT YOU NEED TO KNOW REGARDING OUR CONTACT ADDRESS

WELCOME: Since May we are pleased to welcome the following new residents:

Andersen, Carolyn (Libertyville, IL)
Eick, Edward (Sammamish, WA)
Strube, William & Rosemary (Washington)

Hogarty, Paul (California)
Goodman, Carol & Davis, Gail (Fair Oaks, CA)
Waldron, Enid & Stephen (Binghamton, New York)

Your listing in the GVCCC Telephone Directory

GVCCC is preparing the 2006 directory. Enclosed is a directory update form.

Please complete and mail it **before October 10** to: SIVHOA

P.O. Box 1150

Green Valley, AZ 85622-1150

or email your information to info@sivhoa.org

MICRO-BURST DAMAGES FIVE ROOFS IN SAN IGNACIO VISTAS

(by Marianne Bishop, Secretary)

On June 20 a neighbor noticed that 4893 S Gloria Vista had tiles damaged and blown off their garage roof. The next day I heard from the property owner of 4951 S Prairie Hills stating that three roof tiles from the cap of his garage had been dislodged. Because there was a high probability that other homes were affected, I sent an email to all homeowners who had provided me with their email address. In response, I heard from two other properties owners who also had sustained roof damage at 4685 S Desert Grove Ct and 1429 W Hidden Crest Ct.

With the monsoon season just around the corner I decided to ask the Neighborhood Watch team to canvass their respective areas looking for roof tiles that may have been blown from roofs. One more property was discovered at 4805 S Meadow Ridge Dr.

The Neighborhood Watch was not expected to assess all damage because they are not roofers. The only thing we were hopeful of discovering was "obvious damage". This appears to have been a wide spread micro-burst. You might want to have your roof checked to be sure you did not experience a problem that, in time, will cause water damage to the interior of your home. You might also wish to have an email address added to our records so you can be alerted in case another situation like this arises in the future. Either send an email to info@sivhoa.org and request to be added to our distribution list or call me at 520-625-4924. This is a confidential list and will be displayed as "undisclosed recipients" so that your address is not listed on any email.

LIGHTENING CAUSES GARAGE DOORS TO OPEN

(by Marianne Bishop, Secretary)

No one is at home, yet the garage opens? How can that happen? Well, it has happened more than once in our area. Here is a word for the wise. There is a switch on most door controls that are mounted near the door from your garage into the house. This is the button you push to put your door up while you are in the garage. When leaving your property for an extended period of time (especially during the monsoon season with so many lightening strikes) you should put this switch to the "off" position. This will make certain that your door doesn't open on its own. You would then have to leave and return to your home through the front door until you put the switch back on. This would also be a good practice at night to guarantee your security while sleeping.

But, remember, if you try to push open your door doesn't respond, check to make sure that you have thrown the switch back to the "on" position.

CONTACT ADDRESS

Now that SIVHOA has a website with contact email addresses for committees it should be easier and faster to communicate your concerns to the appropriate venue. Because we don't live in a perfect world you may be trying to reach someone who is out of town and unable to respond in a timely manner. If you have not received an acknowledgement of your request within a reasonable time, you should contact the Secretary of the Association at 520-625-4924.

In case the person you are trying to reach is not available, your request will be referred to someone else who can respond to your need. Never mail a letter directly to a board member or committee member's home as they may be away, delaying response. Always address your concerns and requests to the Association as follows:

San Ignacio Vistas Homeowners Association

Attn: _____

PO Box 1150

Green Valley, AZ 85622-1150