

The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85614

Editor: Marianne Bishop, Secretary

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Phone: 520-625-4924

Financial Advisory Committee & Board Meetings Scheduled

On Monday Sept. 24 at 9 AM the Committee will review a Reserve Study commissioned by the Board as well as the long term maintenance plan created by road consultants Roy Ericksen and Roger Westrate.

On Monday, Oct. 15 at 11 AM the Committee will review the Budget for 2008 and develop a recommendation to the Board regarding the annual homeowner dues assessment taking into account both the Operating Funds and the Reserve Allocation needed for 2008.

The October Board meeting has been rescheduled from October 1 to October 15 following the Financial Advisory Committee Meeting with a Call to Order at 1 PM.

All of these meetings will be held at 4735 S Prairie Hills Drive. Homeowners are welcome. If you plan attending, please contact Marianne Bishop 625-4924 prior to any meeting to ensure we have adequate handouts.

NOTE: The Financial Advisory Committee will serve until the Annual Meeting in February 2008 consisting of Marianne Bishop (Treasurer), Jim Chervenka and Sam Eidson (Maintenance Committee), Mike Eman (at large member), Greg Nowak (at large member in 2006), Jack Powers (at large member) and Don Strong (at large member in 2006), chaired by Bob Christensen (President).

ANNUAL TREE TRIMMING – COMMON AREA MAINTENANCE

The Maintenance Committee is aware the monsoon rains have sparked vigorous tree growth this summer. The Committee is currently reviewing the costs and timing for completing the annual fall trimming of the common area trees. In keeping with past practice, during this trimming all of the interior common area trees will be reviewed and appropriately trimmed. You do not have to send a request for this to the Maintenance Committee unless you have a specific circumstance you wish to bring to their attention (for example if there is a tree you prefer not be trimmed). We will not be removing any common area trees during the fall tree trimming unless a tree is diseased or otherwise severely damaged.

Gold Canyon Landscaping is having trouble keeping up because of the rains this summer and are working to cut the weeds and grasses in our common area.

2007 MONSOON WILDER THAN 2006

During the end of July and early August super-cell rain storms battered our area. Many homeowners had damage to trees and shrubs and displaced/broken roof tiles. I was told by several long time residents that the storm of July 19 was "**one of the worst**" they encountered in Green Valley, although there were two other "weather events" in August that seemed just as bad. On one occasion my neighbor's rain gauge measured 3" in about an hour. Quite impressive!

Have your roof checked. Internal damage to your home caused by missing or broken tiles can be overwhelming. Regular maintenance (application of a sealer) to a flat roof is equally important. Standing water from improper drainage deteriorates the surface allowing water to gradually seep into the home, and may not be detected until it has damaged your ceiling and walls.

A partial list of homes that sustained damage includes:

4900 4884 4868 &
4891 Desert Sunset

4959 Gloria View Ct
4827 Harvest Moon
1422 W Hidden Crest Ct

4819 Prairie Hills Dr
1665 Sonoran View

4799 View Ridge
1620 and 1668 Vista Ridge

Following one of the summer storms extensive damage was found to have occurred to the stucco finish on the parking area wall at the north end of Harvest Moon. The speculation, based on input from various contractors, is water migration from the soil behind the concrete wall permeated the wall, ultimately resulting in the stucco separating from and falling off the concrete wall.

HOA BILLS in effect as of September 19, 2007

The State Legislature has passed a number of new laws which effect the homeowners association CC&Rs and Homeowners Rules. Rules relative to signs on property and the installation of devices such as solar panels have been passed and will go into law shortly.

The Architectural Committee has been tasked with the evaluation of the new laws relative to the existing CC&Rs and to make recommendations to the Board as how best to comply with and guide the assimilation of these new rules into the San Ignacio Vistas community.

RECAP

S.B. 1062: Homeowners' Association: For Sale Signs - denies an association the authority to prohibit the indoor or outdoor display of a for sale sign and a sign rider. It stipulates that:

1. A condominium association cannot prohibit the indoor or outdoor display of a for sale sign, including for sale by owner signs, by a unit owner on that owner's property;
2. Specifies that a planned community association cannot prohibit the indoor or outdoor display of a for sale sign by an association member on that member's property, including signs that indicate for sale by owner; and
3. Requires for sale signs to be in conformance with industry standards in relation to size restrictions, specifying that the sign cannot exceed 18 by 24 inches and the sign rider cannot exceed six by 24 inches.

S.B. 1254: Real Property: Signage: Solar Devices - denies an association the authority to revoke or modify the approval of a commercial sign once the sign has been previously approved by the association. In addition, SB1254 states that no association can prohibit the installation or use of a solar energy device, but allows an association to adopt reasonable rules regarding the placement of solar energy devices. It stipulates that:

1. Once an association of a planned community has approved a commercial sign, including its registered trademark that is located on properties zoned for commercial use in the planned community, the association and any subsequently elected board of directors cannot revoke or modify the sign's approval as long as the owner or operator of the sign has received approval from the local or county governing body
2. An association of a planned community cannot prohibit the installation or use of a solar energy device as defined in A.R.S. § 44-1761;
3. An association can adopt reasonable rules regarding the placement of a solar energy device as long as the adopted rules do not impair the functioning of the device, unreasonably restrict its use or adversely affect the cost or efficiency of the devices; and
4. Requires that the court award reasonable attorney fees and costs to any party who substantially prevails in litigation against an association's Board of Directors as it relates to these provisions.

S.B. 1328: Recorded Liens: Invalid Documents - prohibits the recording of certain nonconsensual liens or consensual liens not accompanied by the debtor's signature acknowledging the filing and recording of the lien. Further it::

1. Prohibits nonconsensual liens other than liens recorded by governmental entities or political subdivisions from being recorded unless the lien is accompanied by an order or judgment from a court or competent jurisdiction authorizing the filing of the lien;
2. Requires that liens be accompanied by the notarized signature of the debtor on a document acknowledging the filing and recording of the lien before it can be recorded; and
3. Specifies that a recording officer or county is not liable for accepting any lien.

H.B. 2254: Homeowners' Associations: Telecommunication Vehicles.

H.B. 2503: Homeowners' Associations: Cautionary Signs.

Copies of the bills, as well as summaries of the legislation, are available in the GVCCC office and on the Arizona Legislature website at: www.azleg.gov.

GVCCC PHONE DIRECTORY – 2008

If you want to make changes to your listing, or if you are not presently in the directory but would like to be, please use the enclosed "UPDATE SHEET FOR GVCCC PHONE DIRECTORY" and then return it to me as soon as possible. My deadline is Oct 21 to submit entries/changes to GVCCC.

SAGUARO ENVIRONMENTAL INVOICE

If you established "Auto Pay" with Saguaro Environmental, our Refuse Provider, and recently received an invoice covering Sept thru Nov 2007, you may have also noticed there is no notation on the bill indicating that your payment will be deducted from your checking account or charged to your Visa. I called the Accounting Dept at Saguaro and they confirmed that I am enrolled in Auto Pay and my bill will be charged to my Visa, **but they have no way of noting that on the bill.** I told them that this is a problem and that all other utilities/services (such as cable and telephone) have found a way to indicate on the bill that no payment should be sent. These companies also advise the customer when to expect payment to be charged or deducted from the designated account. I was told Accounting would bring the matter before Saguaro Management this week and they would get back to me.

NOTEWORTHY ITEMS

DUES INVOICES WILL be by mailed December 1, 2007 - If you have not received your 2008 Dues Invoice by December 10 please contact me so that I can send you a duplicate. Payment is due by January 1 2008.

IN CASE OF EMERGENCY... With closing of I-10 Exit Ramps through downtown Tucson, an ambulance should be called in an emergency because they will know the most direct route to a hospital. You might also want to consider a membership program with Southwest Ambulance. See the **enclosed application** included for your convenience and information.

GREEN VALLEY is exceptionally **GREEN** - Rains have caused weeds and grasses to flourish. Please contract with someone to take care of your yard if you are not in residence to treat/remove **weeds**. Also because of Monsoon growth all homeowners should check the height of trees and shrubs that could be adversely affecting their neighbor's views.

THINKING OF PAINTING? – CHECK OUT THIS SAVINGS

Dunn-Edwards is offering all AAA members **1/3rd off** on their paints from Sept 1-Oct 31. You can take advantage of this savings at any Dunn-Edwards store by showing the AAA card. Painting not only restores the beauty of your home it protects the stucco. If you haven't read the article on the first page relating to storm damage, it emphasizes the destructive force of the elements and the need to maintain your investment.

HOUSEHOLD HAZARDOUS WASTE COLLECTION –8 AM to Noon - SAT. NOV 10

Valley Presbyterian Church parking lot

TAX DOLLARS AT WORK - Pima County trucks were in our subdivision working in all of the manholes and treated the sewer system for roaches in late August

BOARD MEETING SCHEDULE - Nov 5 and Dec 3 Mesquite Room - Canoa Hills 9 to 10:30 AM
Homeowners Welcome!

CLIP AND SAVE:

THIRSTY THURSDAY SCHEDULE



Between 4 & 6 PM, bring an appetizer to share, and beverage of choice
For planning purposes, if you can attend, please RSVP to the host/hostess

DATE	HOST/HOESSTESS	PLACE	RSVP
Sept 27	Chuck & Mary Lu Catino	4701 King Arthur Ct	393-0415
Oct 25	Bob & Geri Greb	4737 S Gloria Vista Dr	207-0601
Nov 29	Royce & Lillie Hill	4925 S Meadow Ridge Dr	648-1216

HOLIDAYS affecting Trash Collection

Thanksgiving Day Collections Monday Nov. 19 and Friday Nov 23

SOUTHWEST AMBULANCE APPLICATION
P. O. BOX 8884 SCOTTSDALE, AZ 85252-8884

PROTECT YOURSELF AGAINST UNEXPECTED AMBULANCE COST

Most people assume that their health insurance plan will cover the entire cost of emergency ambulance transportation. Yet they are surprised to find that they frequently face large out-of-pocket expenses because their insurance company pays only a portion of the cost.

As a member of the Southwest Medicare" ambulance membership program, regardless of how many times you or anyone in your family (living under the same roof) uses a medically necessary* Southwest Ambulance, you pay only one small fee each year. ONLY \$59.78 (per year/per household).

*** GUIDELINES FOR MEDICAL NECESSITY:**

1. Ambulance transport as the result of an emergency situation, e.g., as a result of an accident, injury, of acute illness or,
2. The patient requires restraint or,
3. The patient is unconscious or in shock or,
4. The patient requires oxygen or other emergency treatment enroute to the hospital or,
5. The patient has to remain immobile due to a fracture or possible fracture or,
6. The patient has sustained an acute stroke or heart attack or,
7. The patient is experiencing severe bleeding or,
8. The patient is bed confined before and after the ambulance trip or,
9. The patient can only be moved by stretcher.
10. The patient must be transported to the closest appropriate medical facility.

You pay no additional fees, not even a deductible! We simply bill your insurance companies, and accept whatever they pay as full payment of the bill. So protect yourself and your household today. Call for more information on how to enroll in this exciting program 1-800-645-9413
OR complete the portion below and forward with your check.

SOUTHWEST AMBULANCE MEDICAL TRANSPORTATION
P. O. BOX 8884
SCOTTSDALE, AZ 85252-8884

YES, I WISH TO ENROLL IN THE "MEDCARE" AMBULANCE MEMBERSHIP PROGRAM. ENCLOSED IS MY CHECK FOR \$ 59.78

NAME: _____

ADDRESS: _____

PHONE _____