

The San Ignacio View

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OWNERS HANDBOOK

Over the summer "break" we have been drafting an easy reference guide for Owners to be known as the Owners Handbook. The Handbook assembles, sorts, indexes and in some cases restates the rules and regulations developed by the Association since its inception. One of the objectives in publishing this Handbook is to make the process of compliance easier to understand. Another is to make some of the Rules less demanding on our Owners. For example most like-kind repairs and replacements will no longer require Architectural Committee approval.

Several dozen Owners served as readers of various drafts. A copy of the current draft will be available for your review by September 10 using this link on our website: http://www.sivhoa.org/siv_documents/OH.pdf. Upon request, we can also email you a copy. The Board invites you to attend their upcoming meetings to offer your comments on the Handbook. You can also direct these comments mailing them to the above PO Box, transmitting via email: info@sivhoa.org or by dropping them off to the Secretary's home at 4771 S Prairie Hills. The **enclosed survey*** may be hand delivered there too.

With homeowner support, our goal is to complete our drafting process later this year and put any changes required to our governing documents to a ballot of Owners in January. If passed, the Owners Handbook could be finalized and ready for distribution in March 2010.

***We ask each of our homeowners for a timely response to the Survey (green enclosure) that speaks to some of the proposed changes.**

BOARD MEETING SCHEDULE

Sept. 14, Oct. 12, Nov 9, Dec 7 - 9 AM - Location: 4735 S Prairie Hills Drive

GVCCC PHONE DIRECTORY WILL LIST CELL PHONE NUMBERS

Many households have opted for exclusive use of a cell phone in favor of a landline. Therefore the publisher of the GVCCC telephone directory has consented to list cell phone numbers, even if they are OUT OF STATE. You will be allowed to have two numbers published.

When responding to the enclosed Survey, be sure to also complete Page 4. Changes need to be received by me prior to the September 30 to get them to GVCCC for inclusion in the 2010 directory that will be distributed in February.

Please do it now before you get busy and forget, then come back and read the rest of the story! Thank you.

BOARD CANDIDATES

In February 2010 we will be electing 3 members to our Board of Directors. If you would like to serve on the Board I need to hear from you soon in order to place your name on the slate of candidates. The election process will begin in mid January. This year the election will be strictly by mail ballot and there will be no nominations from the floor.

REDESIGNED WEBSITE

Changes have been made to our website: www.sivhoa.org Have you visited it lately? If you have any suggestions for items you would like to see on the site please contact the Secretary.

SYMPATHY

Carolee Vinson, wife of Ralph (Gloria Vista Dr) - May
Lillie Hill, wife of Royce (Meadow Ridge Dr) - May
Steve Waldron, husband of Enid (Gloria Vista Dr) - June

NEW BOARD MEMBER

Paul Gilmore has been appointed by the Board to temporarily fill the vacant seat created by the sudden death of Lillie Hill. Lillie and Royce immediately became such a wonderful addition to SIV. Moving here in October 2006, both she and her husband Royce quickly pushed up their sleeves chairing the Decorations Committee and hosting two of the Thirsty Thursday events. Lillie was a member of the Maintenance Committee and was elected to the board in February. She is greatly missed.

FINANCIAL UPDATE

We are well within our Operating Budget through August and project this trend will continue through the balance of the year. Preliminary planning for the 2010 Budget will begin with a meeting of the Financial Advisory Committee in early October.

CONTINENTAL I-19 Northbound OFF RAMP CLOSED

The northbound I-19 off ramp at Continental Road has been closed for approximately eight months and is expected to reopen sometime in April of 2010. The project involves the construction of a two lane East Frontage Road between the Canoa Road Interchange north to the Continental Road Interchange. There is a link on our website about this 17-month project which is expected to be completed in the winter of 2010.

Another project underway is the construction of a round-about at the intersection of Camino del Sol and Continental Road which should alleviate blind spots and make it easier when going left at Continental. This work should be completed by fall of 2009.

GREEN VALLEY BUS ROUTE

The Sunshuttle has been operating a bus route in Green Valley with four routes since May. On August 10 they dropped the Southern Loop that stopped at Canoa Hills Social Center and Canoa Ranch and linked riders to other routes via Safeway at Continental Shopping Center. Remaining routes are: 420-Sahuarita Loop, 421-Green Valley Sahuarita Connector, and 425-Green Valley Town Center. More information can be found at <http://www.suntran.com/sunshuttle/index.htm>

THIRSTY THURSDAY

A venue to get to know your neighbors
Between 4 & 6 PM, bring an appetizer to share, and beverage of choice.

DATE	HOST/HOESSTESS	LOCATION	RSVP
8/27/09	Rob & Fran Altstaetter	4836 S Desert Sunset Dr	207-1899
9/24/09	Ron & Georgene Sorenson	4877 S Meadow Ridge	399-0868
10/29/09	Duane & Linda Nealy	4983 S Harvest Moon Dr	625-0622
11/19/09	Ed & MaryJo Eick	1477 W Hidden Crest Ct	664-5752
12/31/09	Delores Leavitt	1773 W Sonoran View Dr	399-2210

SAGUARO ENVIRONMENTAL - COLLECTION SCHEDULE

Labor Day **Collections will be on Tuesday, Sept 8 and Friday, Sept 11**
Thanksgiving & Christmas: Collections will not be affected for those weeks

WELCOME NEW HOMEOWNERS – *since APRIL 2009*

Dwight E & Ronnie L. Gotch, 4927 S Prairie Hills Dr / Wakefield, NE
Sam & Nancy Iob (Pronounced "OB") 1759 W Vista Ridge Dr / formerly Desert Meadows III
Bruce Larson & Silvia Larson, 4839 S Harvest Moon Dr / Fraser Lake BC, Canada

ANNUAL TREE TRIMMING PROJECT

Please be reminded that this project is typically scheduled between the later part of November or early December. The Maintenance Committee will be evaluating the trees and any requests received prior to commencement. You need only submit a special request for a common area tree affecting your lot if you would prefer to have it skipped or would ask for removal rather than trimming. Request forms can be downloaded from our website or obtained by calling the Secretary.

The cut off date for receipt for special requests is October 31, 2009.

COMMON AREA ENHANCEMENT PROJECTS

The maintenance committee will be performing test plantings along the length of common area of View Ridge Drive. This program will include two each of following: Baja Fairy Duster, Texas Ranger, Green Cassia, Wooly Butterfly Bush, Black Dalea and Little Leaf Cordia. In an effort to establish the plants, gel packs will be used to supplement seasonal moisture.

The dirt strip of common ground between the curb and the hillside along the north side of Sonoran View from View Ridge Drive west to Meadow Ridge Drive has received two doses of round-up prior to spreading decorative crushed rock. This has not only enhanced the area but the long-term goal is to control weed growth and reduce maintenance costs.

ROOF MAINTENANCE

The caulking material that Fairfield used to seal the joints of vents, skylights, and other roof penetrations of our homes becomes hard and brittle, develops cracks, and pulls away from the surfaces leaving gaps where water can enter.

One of our homeowners shared the following with us: "Upon inspecting my roof I found gaps as large as one-half inch. I asked at Ace Hardware for advice. They recommended a sealant made in Tucson called E-Las-Tek Crack and Joint Sealant No. 103. It comes in black, white and tan and supposedly remains flexible throughout its life, thus it is not susceptible to the problems described above.

I bought three gallons at the factory store on Palo Verde Ave in Tucson for \$70 and spent ten hours thoroughly re-sealing every joint on my roof. I also sealed all hairline (and some larger) cracks in the masonry parapet walls. Not a lot of fun crawling around the roof in the heat, but good insurance considering that a friend with a similar flat roof incurred water damage last year of over \$75,000 due to roof leaks."

Note: Although sealing is extremely important for flat roofs, this also pertains to all of the penetrations in a tile roof. If you aren't able to do this work yourself, please have a reputable roofing company inspect your roof to determine its condition and whether or not you need to have it serviced. It could save you thousands of dollars in damage. Marianne

ARE YOU SHARING UNWANTED ITEMS?

Because winds are so unpredictable it is important for you to secure all trash and recyclables placed at the curb on pick up days. Papers have been blown several streets away and found their way into vegetation of our homeowners. Placing a rock on top or putting the paper items in the bottom of the bin with other heavier items on top would be one suggestion. Thanks for your consideration in keeping our area litter free.

YARD MAINTENANCE

We will be sending letters to homeowners whose yards need attention following the monsoon season, but invite neighbors to alert absent owners to any weed or other problems they see in need of attention.

**SURVEY QUESTIONS FOR PROPOSED OWNER HANDBOOK
(Please complete and mail by September 15 2009)**

The proposed Owners Handbook, as currently drafted, contains some innovations which will need to be reconciled with the existing CC&Rs. Before we undertake to put a ballot forward we would like your input on the merits of the proposed changes. In the following instances we spell out our current rule (CC&R reference is included for your convenience) or practice, followed by a proposed change.

Please review each and place a checkmark on the line in front of either (a) the current rule/procedure or (b) the proposed revision to indicate your preference.

Application Process: (Section 11.5, last paragraph)

- a) The Current rule requires the Architectural Committee complete its review of an application within 60 days of receipt.
- b) The Proposed rule retains the 60 day approval but begins counting from the date that the committee receives all supplementary information requested of the owner.

Complaints, Handling of:

- a) The Current procedure directs complaints to either the Architectural Committee or the Maintenance Committee depending upon the nature of the violation.
- b) The Proposed procedure would direct complaints that involve violations of the rules to the Board, removing the Committees from the complaint process, except when asked for technical advice.

Detached Structures: (Section 13.6)

- a) The Current rule states the construction of a detached garage or other building is prohibited.
- b) The Proposed rule expands other buildings to encompass free standing structures as a gazebo, green house, screened or glassed solarium or storage shed.

Fencing: (Section 13.1)

- a) The Current rule precludes bare concrete, masonry walls and chain link fences.
- b) The Proposed rule would preclude barbed, chain link, chicken, electrical, hog or strand wire fencing; plastic, vinyl or most wood fencing; or bare concrete or masonry walls.

For Rent Signs:

- a) The Current rule has no mention of For Rent Signs
- b) The Proposed rule would allow for a single For Rent Sign to be posted in a front window, provided it is in "like new" condition and not exceed _____ size.

Landscaping: (Section 11.5 B)

- a) The Current rule requires Architectural Committee approval of all changes to landscaping, except for the like kind replacement of dead or dying vegetation.
- b) The Proposed rule permits removal of vegetation and planting replacements at the owner's discretion, provided the plants are chosen from a *Low Water Use Drought Tolerant Plant List*, and meet certain other criteria. It also permits the use of certain accent and landscape related elements at the owner's discretion.

Permit Process:

- a) Our governing documents do not envision the issuing of permits.
- b) The Proposed rules incorporate the issuance of permits in a number of instances, including (1) garage sales, (2) extended parking of certain vehicles for construction, moving or recreational purposes and (3) the washing of vehicles in the streets (presently limited to the garage or driveway).

Overnight Parking: (Section 12.9) last paragraph

- a) The Current rule states parking on the street overnight is prohibited.
- b) The Proposed rule permits limited overnight parking on the streets. It also requires a permit for overnight parking of construction vehicles or equipment, moving vans and recreational vehicles for time periods in excess of 48 hours.

Pets: (Section 12.17)

- a) The Current rule permits the keeping of domestic pets in the house or walled yard but not in kennels or similar enclosures.
- b) The Proposed rule requires pets to be housed inside and further requires their pets be brought inside while the owner is away.

Repainting: (Section 11.2)

- a) The Current rule requires the Owner to obtain Architectural Committee approval for all projects, including repainting any exterior surface.
- b) The Proposed rule requires the Owner to complete the standard application but relaxes the level of approval required to repaint most exterior surfaces, if they meet the *Paint Guidelines*.

Repairs: (Section 11.3)

- a) The Current rule requires Architectural Committee approval of the construction, alteration, repair, modification or addition of any Improvement.
- b) The Proposed rule would permit most like-kind repairs and replacements at the Owner's discretion.

Trees and Shrubs: (Section 13.9)

- _____ a) The Current rule requires the trimming of trees and other vegetation planted to a height that does not materially interfere with views from neighboring lots.
- _____ b) The Proposed rule limits the height of trees or shrubs planted in 2010 or later to something just over fifteen feet depending upon their aggregate capacity to block a view. In the event of a complaint available remedies might include removal of the tree or shrub if trimming and other options fail to restore the view. Existing trees or shrubs might be tested against the same standard in the event of a complaint.

Unsightly Conditions: (Section 12.5)

- _____ a) The Current rules enumerate various unsightly conditions.
- _____ b) The Proposed rule would expand upon this enumeration to include firewood, ladders, power equipment, garden tools, sports gear, equipment or toys.

Violations of Rules: (Section 15.1 of the CC&Rs and pages 19-21 of Homeowner Rules)

- _____ a) The Current rules establish a system with notice of violation, appeal process and the imposition and collection of fines.
- _____ b) The Proposed rule clarifies and establishes standards for each of these steps and fixes the fines for certain violations.

How would you receive the idea of the creation of an Owners Handbook?

_____ I am familiar with all of the rules and regulations of SIV and find it easy to use our current documents when searching for guidance on a specific subject and feel there is no need for a Handbook, or

_____ I would welcome the creation of a user friendly reference Handbook for Owners that combines the CC&Rs with our other homeowners rules.

Signed: _____ Date _____

Include any comment you might have on a separate page and mail with this survey.

Please be sure to review the **reverse side of this page** and confirm your information, provide missing data, and supply any changes you wish to make for your listing in the GVCCC phone directory. If you are not in the directory and wish to be, please complete the entire application.

It is important that the Secretary have contact information for any caretaker of your property when you are not in Green Valley in the event of a water leak, etc. Thank you.

HOMEOWNER INFORMATION VERIFICATION

If any of the information is out of date or missing, please make changes as appropriate

LOT: _____ Homeowner: _____

PROPERTY ADDRESS: _____

Phone Number _____ (Kept confidential, only for association mailings)
E-mail address: _____

Your Alternate Mailing Address: _____

Your Alternate Phone Number(s) _____

Emergency contact - Who checks on your property or has a key for emergency access?

If the property is a full time rental, please provide the names of the Tenants and how we may contact them in case of emergency: _____

If you are not full-time residents and have a set time at each address, please provide:

In Green Valley from: _____ to: _____

Alternate address from: _____ to: _____

Please complete the following if you have never been listed in the GVCCC phone book or you want to change or make additions to your current listing. Take special notice to the fact that we can now list cell phones if this is your only means of contact when in Green Valley.

GREEN VALLEY DIRECTORY LISTING APPLICATION

(PLEASE PRINT)

** NEW LISTING _____ CHANGE CURRENT LISTING _____ ADDITION TO CURRENT LISTING _____ REMOVE COMPLETE LISTING _____

Phone # _____ Cell Phone # _____

Resident (1) Last Name _____ First Name _____ Middle Initial _____

Resident (2) Last Name _____ First Name _____ Middle Initial _____

Street # _____ Lot # _____

** Previous Green Valley Address —if applicable _____ Previous GV Phone # if applicable _____

Resident (1) Former or Present Occupation if Active _____ Former Hometown (City and State) _____

Resident (2) Former or Present Occupation if Active _____ Former Hometown (City and State) _____

Signature _____

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