

The San Ignacio View

MAILING ADDRESS:

PO BOX 1150 – GREEN VALLEY AZ 85622

Editor: Marianne Bishop, Secretary
Email info@sivhoa.org

NOVEMBER 2013

Phone: 520-625-4924
Website: www.sivhoa.org

SERVICE CHANGES TO GARBAGE CONTRACT WITH SAGUARO

In an effort to SAVE MONEY while preserving our common area The Board is in the process of renegotiating our contract with Saguaro and hope to have changes take effect on January 1, 2014. Terms of a new five year contract would include:

- Service for both trash and recycle will be once a week,
- Continued use of single-axle trucks
- Continued use of our own trash containers using hand-throw
- Exchange current 18 gallon recycle bin for a 32 gallon covered container which will be emptied by an automated, single axle-truck.

It is MANDATORY the covered recycle containers be used to prevent trash from being blown into our common area. This has been a continuing problem because of the windy conditions we constantly encounter. Also that garbage be placed in a can to discourage birds from tearing bags apart and scattering litter in the street. With this change we anticipate a substantial drop in the quarterly fee which should help to offset the increase in our homeowners' dues.

DUES ASSESSMENT FOR 2014

The invoice for the San Ignacio Vistas 2014 HOA dues will distributed on December 1, 2013 to those not in Green Valley. If you will not be here do you want your invoice sent via e-mail or thru the United States mail? To save postage our Neighborhood Watch captains will hand deliver to all homeowners that are in Green Valley after December 6. If there is a question or if you have not received your invoice by mid-December please contact me. (520-625-4924) barxmar@gmail.com

SIV dues remained the same 2009 thru 2011 and increased \$5 in 2012. There was a \$20 increase in 2013 to keep the reserve budget on target. Because of unexpected projects that needed to be addressed in 2013 this creates a need for another increase in 2014.

MEETING DATE CHANGES

Monthly meetings of the board have been changed from 2 PM the second Thursday to **9 AM** the **second Tuesday** of December, January and February until the new board is elected. It is also necessary to move the November board meeting to 4919 S Gloria View Court.

WE NEED YOUR PARTICIPATION

There are only a handful of our homeowners who have served on the board, who are now serving or have ever served on a committee OR more importantly, who have ever attended an annual meeting! There are a small group of volunteers that contribute and they are stretched to the limit. We are desperate for more hands to carry out the wonderful 10 year plan that was developed by the Long Range Study Committee. The plan provides an invaluable road-map to guide every aspect of the maintenance of our Common Area which will enable us to move toward a consistent "common" goal. Without proper supervision all of the efforts of the last 6 months are wasted and planned projects cannot move forward. (Maintenance doesn't mean we are expecting you to use a pick and shovel)

Please call or email me to explore where you can offer your help and support! (520-625-4924)
barxmar@gmail.com

SPEAKING OF THE ANNUAL MEETING

We hope to see you on Tuesday, February 18. The place will be the same. Canoa Recreation Center on Camino del Sol, but the time has changed to 1 PM. The Agenda and more information will be forthcoming. I urge you to reserve this date and time. You won't want to miss this meeting to be briefed regarding all of the events of 2013 and how your money is being spent and invested.

STORM FROM HELL -- JULY 5, 2013

If you didn't get the earlier email sent to our distribution list I encourage you to view the video of the freak storm that dumped more than 3" of rain on our subdivision in about an hour. Use this Link: <http://sdrv.ms/10YLEBx> The video, worth more than 1,000 words, was captured by Don White who lives on Gloria View Ct. If you can't view it make sure you come to the Annual Meeting when it will be shown on the big screen. Needless to say, your Board is working on ways to prevent this kind of rain causing this kind of damage with any related expense.

EROSION PROJECTS

A contract has been awarded to Tony's Construction of Tucson who will be performing repair work on Camino del Sol behind homes on Desert Sunset where we are experiencing erosion. This work will also include repair to both sides of View Ridge Drive and the entrance at Calle Tres. They will also be working at the drain at the north end of View Ridge Drive where it intersects with Vista Ridge. More information will be forthcoming as soon as the work is scheduled.

LONG RANGE PLAN – FINAL REPORT

The Common Area Long Range Plan Sub-committee has completed a six month project and has delivered a Final Report with 15 recommendations to the Board. You can access this report by using this link→ <https://sites.google.com/site/commonarealongrangeplan/> or from the homepage or www.sivhoa.org. Once on the new website, at the bottom left side of the page, under #12, click on the link to view the comprehensive 41 page report. At the October 8th board meeting all recommendations, except for #13, were unanimously approved by the board. We have begun the process of implementation.

ANNUAL TREE TRIMMING POSTPONED

Acceptance of Recommendations 1 and 2 of the Long Range Plan created the need to revise the policy and procedures for Attachment 7.8 (Pruning and Removal of Common Area Trees and Other Vegetation) of the Owners Handbook. Once this has been accomplished the new document will be delivered to homeowners giving them time to become familiar with the new procedures. The Maintenance Committee will then develop a plan to trim or remove appropriate trees and replace them with a suitable plant from the approved plant list. Until then no trees will be trimmed.

PAINT COLOR MATRIX

New colors have been added to the paint matrix for use as the main stucco color of a home as well as removal of a few trim colors on some combinations. Also additional colors were identified for items mounted on brick (such as utility boxes, downspouts, etc) and suggested colors for garage doors for homes that are mostly brick. It is now possible to introduce a secondary trim color from our color pallet. The new matrix and a redesigned form with the new guidelines will be provided to all homeowners. These should be reviewed before any painting project is undertaken.

THIRSTY THURSDAY

This last scheduled event was held October 31. Unless host locations are identified this popular event where you get to meet your neighbors will come to an end.

SYMPATHY

To friends of sisters Lois Brickner and Julia Freeman (King Arthur Ct) both passed away within months of each other.
To Mary Jane Nowak (Harvest Moon) on the loss of her husband, Greg, in early July
To Carolyn Clark (Sonoran View) on the recent loss of her husband, Joe

NEIGHBORHOOD PHONE DIRECTORY UPDATE - 2013 NEW HOMEOWNERS

<u>OWNERS</u>	<u>ADDRESS</u>	<u>ALT ADDRESS</u>	<u>PHONE(S)</u>
Jim G & Sharon R Anthony Previous Owner: Mike & Hilde DiBernardo	4899 S Harvest Moon Dr	Hastings MN	(520) 207-8115
James & Margery Baker Previous Owner: Mona Brock	4953 S Gloria Vista Dr	Ames IA	(515) 441-0121
Harry & Colleen Byers Previous Owner: Delores Flick	4815 S Harvest Moon Dr	Sellersburg IN	(502) 417-7999
John W & Ann P Churchill Previous Owner: Don & Diane Peterson	4799 S View Ridge Dr	Mackinaw City MI	(520) 398-6580
Joseph P. Henley, Sr. Previous Owner: Paul & Geri Greb	4737 S Gloria Vista Dr	Vermillion OH	(440) 669-5431
Bob & Susan Keegan Previous Owner: Ralph & Eunice Fenning	1761 W Sonoran View Dr	Quail Creek AZ	(520) 399-1605
Bruce LaBelle Previous Owner: Bruce & Carol Casper	4911 S Gloria View Ct	Champlain NY	(518) 298-8733
Shirley Martin Previous Owner: Doty Scarski	4815 S View Ridge Dr	Beaverton OR	(503) 515-3285