

The San Ignacio View

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OWNERS HANDBOOK DISTRIBUTED

I extend a thank you to past-president Bob Christensen, the leading force behind this project as well as all the homeowners that spent time reading and giving us your input as this handbook took shape. The objective is to provide our Owners with an easy reference guide. This Handbook replaces the governing documents booklet distributed to every Owner in 2006 and combines and indexes the rules contained in the CC&Rs with all other Rules and Resolutions that have been adopted and distributed over time. It should be kept with your home and passed on to the new owner should you decide to sell. If yours is a rental property please make the handbook available to your tenants.

NO DUES INCREASE

You should have received your invoice for 2011 dues for San Ignacio Vistas HOA. This is the 3rd year that the dues remain at \$450 per year. I remind you that you can deliver your payment in person and place it into a secure "locked drop-box" located in the courtyard of the Treasurer's home at 4771 S Prairie Hills Drive. As an alternative apply postage and mail in the addressed return envelope provided.

ANNUAL TREE TRIMMING PROJECT

This project will be completed by La Sierra and is scheduled for December 6, 7 and 8th.

STORM DAMAGE REPAIR REQUIRES UNBUDGETED EXPENDITURE

This year the monsoon season was exceptionally heavy and caused storm damage in various areas. There was a washout of rocks and dirt that undermined the sidewalk along the east side of View Ridge between Sonoran View and Calle Tres. This clean-up of the road and a rocking/repair totaled \$2,590. We also detected a deep gully in the hillside along the lower portion of Calle Tres. Prior to getting bids for repair the MC surveyed the perimeter for other trouble areas. They found debris being dumped into drainage channels behind the walls. This could divert or dam the normal flow of water and a monsoon rain could easily begin to erode a hillside causing a sizeable repair bill. Unexpected repairs deplete our Reserve Fund which subsidizes expenses of this nature. Cost to repair these two areas is approximately \$6,500. Fortunately we are expecting to have a positive cash position at year-end from tax refunds received after being granted tax-exempt status. Any excess funds from the 2010 operating fund will be allocated to the reserve fund. Dumping is a violation (refer to Section 3.6 C of the new Owners Handbook). This continued behavior by a few Owners or their hired Contractors will eventually cause everyone's dues to increase. If you see activity of this nature please notify us.

NEW MAINTENANCE CONTRACTOR

After obtaining three bids, the Maintenance Committee (MC) recommended awarding the 2011 landscaping contract to AAA Landscape Company. AAA Landscape was established in 1975 and we look forward to benefiting from their extensive wealth of expertise.

MAINTENANCE COMMITTEE (MC) STILL NEEDS MEMBERS

The Maintenance Committee has put together a comprehensive plan to provide guidance to the new landscaping company. If you live in Green Valley year-round and would be willing to work with the committee to over-see contract performance please call co-chair Gary Ebbesen at 829-7945 to find out how you can help perform this function. As with most contractors they work better when they know they are being monitored.

GVCCC PHONE DIRECTORIES

This year when the Green Valley phone directories are received from the Green Valley Community Coordinating Council in late February we will place a covered supply at each mail box pad. They will remain for a week and we encourage you to obtain yours when you get your mail. Remaining books will be returned to the GVCCC office where they are available throughout the year.

"OWNERS FORUM"

(No forum letters this time)

BOARD POSITION FILLED

Wally Leibengood was appointed to fill a vacancy created by Bob Christensen's resignation.

SAVE THE DATE/TIME

The annual meeting will be held on Tue. February 22 from 9 to 11:00 AM in the Saguaro Rm - Canoa Hills Social Center at 3660 S Camino del Sol. The election to the board is by mail ballot to be distributed in late January and must be returned for tally by Wed. February 16.

SLATE OF CANDIDATES FOR 2011 BOARD ELECTIONS

MARIANNE BISHOP - 4771 S Prairie Hills Dr.

JOYCE BULAU - 1764 W Vista Ridge Dr.

DAVE MCCRACKEN - 4951 S View Ridge Dr.

WELCOME NEW HOMEOWNERS (Residents)

Ernie & Sandy Rueter at 4911 S Harvest Moon / (Champaign IL)

Julia Freeman & Lois Brickner at 4719 S King Arthur Ct.

James Cate & Dawn Burroughs at 4975 S View Ridge Dr.

Gary & Ellen Bivins at 4857 S Gloria Vista / (Palmer AK)

SYMPATHY is extended to family and friends of

Mary McKibben 1725 W Sonoran View on the passing of her husband, Scott

EV Everson 4733 S Meadow Ridge who went to be with his wife Jane

OKTOBERFEST

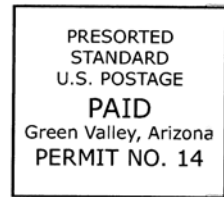
On behalf the 90 residents (largest attendance ever) this special Thirsty Thursday was a smashing success and we applaud Jerry and Toni Larsen for spearheading and preparing the dinner. A big THANK YOU is warranted for their work and that of Jack and Jean Ross who provided a lovely setting in their spacious backyard. Over the last 4 ½ years we have contended with some rather windy conditions. Therefore, I also offer a deep expression of gratefulness to the weather maker for such a glorious night to enjoy being outdoors!

What is Thirsty Thursday?

This community mixer is typically held on the last Thursday of each month between 4 and 6 PM, except for a month with conflicting holiday (such as Memorial Day, Thanksgiving or Christmas). The "host location" is responsible for providing name tags, paper plates and napkins, plastic cups, utensils and ice. Those attending should bring something in the way of an appetizer, finger food or dessert to share in addition to their own beverage. If you would like to host one of the following events please contact the secretary: 520-625-4924 or email info@sivhoa.org

DATE	HOST(S)	DATE	(HOSTS)
01-27-2011	Mike & Carolyn Andersen	07-28-2011	
02-24-2011	Monique Collins	08-25-2011	Jim & Nancy Callahan
03-31-2011	Gary & Donna Ebbesen	09-29-2011	Wally & Karen Leibengood
04-28-2011	Roger & Joyce Bulau	10-27-2011	
05-26-2011		No event in November	
06-30-2011		12-29-2011	Delores Leavitt

SAN IGNACIO VISTAS, INC.
Homeowners Association
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"Forwarding Service Requested"