

# The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85614

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APRIL 2008

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## **SIV STREETS WILL BE SEAL COATED ON APRIL 21 - 22 and 23 GARBAGE COLLECTION CANCELLED - MONDAY, APRIL 21**

It is **Very Important** that you stay off the street until the barricades are removed. If you plan to use your car the day we will be working in front of your home you should have it out of the work area before 7:00 AM. If you have not been contacted by someone from the association to let you know when your street will be barricaded please call the Secretary.

## **LEAVING FOR THE SUMMER?**

**HAVE YOU** arranged to have someone take care of your yard while you are away to spray for weeds, treat any water features with mosquito repellent and monitor your drip system for leaks as the West Nile Virus season is fast approaching. Also, an unkempt property could invite break-ins.

## **TIME TO TRIM DEAD PALM FRONDS AGAIN**

Please arrange to have these removed before spring winds turn them into missiles. They could cause injury or property damage or an accident if they would hit a vehicle when they come crashing down. As they grow, the older fronds of palm trees turn brown, die, and eventually, fall off. Since some these trees are well above roof height they are more pleasant to view without dead foliage. *For esthetic reasons*, you may wish to speed the process along a little by pruning off the unsightly dead fronds. - **Thank you!**

## **FINANCIAL UPDATE**

Recently your Financial Advisory Committee met to consider its annual update of the Replacement Reserve Plan. Committee members include Marianne Bishop, Jim Chervenka, Bob Christensen, Larry Engel, Kerm Jensen, Duane Nealy, Greg Nowak and Don Strong. To provide a frame of reference, the Committee also examined a forward looking plan for the maintenance of our streets, sidewalks, curbs, drainage channels, retaining walls and monuments and a related plan that identifies the funds that will be needed to sustain this maintenance program.

***Now here is the good news.*** We think the current level of contribution to reserves (\$175 per lot per year), adjusted for inflation, will prove sufficient to meet our needs. For 2009 we anticipate the contribution to reserves will be \$177 per lot. The contribution to reserves for 2010 will not be determined until we meet again next year. Currently we would assume the level of contribution would rise by an inflator of 3.5% or \$183 per lot.

The balance of the dues assessment is for operating expenses which include maintenance of our common areas, tree trimming and other ongoing expenditures. In 2008 these represented \$241 per lot. The Financial Advisory Committee will meet again in the fall, probably in October, to review the operating budget for 2009. We anticipate some costs will rise but the impact upon the dues assessment will be modest. At present we expect a 2009 assessment in the \$425 to \$430 range, an increase of no more than 3%.

A copy of the Financial Advisory Committee's report to the Board at its meeting of May 26 will be posted to the association website sometime in June. Marianne Bishop will also provide a copy of the report to individual homeowners upon their request.

## **WELCOME NEW HOMEOWNERS - SINCE JANUARY 2008**

Donald & Susan Kjerland at 4779 S Harvest Moon moving from Encanto Estates on April 18  
Orin & Althea Soest at 4751 S View Ridge Drive who summer in Sequin, Washington

## **VOICE YOUR OUTRAGE**

Tuesday morning, April 8<sup>th</sup>, a Ford Explorer loaded with illegal aliens was racing through San Ignacio Vistas when the driver lost control of the vehicle and crashed into a home at 1560 Vista Ridge. The car careened for nearly one-hundred yards before coming to rest at the rear of the house. The car narrowly missed homeowners asleep at the time. The illegal aliens did not check with the occupants of the house to see if their reckless driving had caused injury. Three vehicle occupants were captured by BP while the remainder escaped. A Southwest Gas Company employee who arrived on scene said the homeowner and neighbors are fortunate that an explosion did not occur since both the electrical box and gas metering device were severely damaged, causing natural gas to leak in an area of exposed electrical wires.

The vehicle was registered in Phoenix but was, apparently, an "open ownership" meaning it was purchased from a private party for cash and not registered in the new owner's name. Most of these I.A. transportation vehicles are either non registered or stolen. The damage to the house was major and the cost of repair will be significant. Of course, there will not be any auto insurance to pay the damage or a driver that can be held accountable. We need changes to our laws as well and this **illegal activity stopped now!**

Contact our Representatives and demand action be taken.

The Honorable Congresswoman Gabrielle Giffords, 1661 N. Swan, Suite 112, Tucson, AZ 85712  
Phone: 881-3588 Fax: 322-9490 or email her using: <http://giffords.house.gov/contact/email/>  
and The Honorable Senator Jon Kyl, 6840 N. Oracle Rd., Suite 150, Tucson, Arizona 85704  
Phone: 575-8633 Fax: 797-3232 or email him using: <http://kyl.senate.gov/contact.cfm>

## **CAUSE OF FIRE UNDER INVESTIGATION**

A Canoa Ranch home was destroyed the evening January 12, 2008 when 30-foot flames engulfed its roof. Officials say the fire originated near the chimney, but are not sure how it started. The GVFD Deputy Fire Marshal and outside investigators are trying to determine the cause and representatives of the insurance company have removed the Heatilator to have it tested. (Quoted information courtesy of David Maher, CANOA NW HOA) "GMB-36-E is the model number for the Heatilator fireplace (found on the fireplace below the firebox near the red gas shut-off valve). Please note that this model vents through a double wall metal flue, exiting the building THROUGH A CHIMNEY. It is NOT a fireplace with a venting system that sends exhaust through the wall, which can be viewed on the exterior of the house directly behind the fireplace."

I understand that the home that burned was one of the last models built by Fairfield Homes and this type of Heatilator may have been installed in some of our homes in SIV. If you a Heatilator and are unsure of the model you may want to discontinue use until the results of the investigation are made public. When I will hear something I will relay the information. Look in the September newsletter.

## **CALLE TRES ENTRANCE ENHANCED**

The southeast corner of Calle Tres and View Ridge Drive will be modified and the project is scheduled to take place on Wednesday, April 16. Recently there was a traffic accident at our other entrance on Camino del Sol which severely injured one of our homeowners while they were turning into Vista Ridge Drive. In order to correct the deficiency at this entrance, FRM Construction will be cutting the hillside back to improve sight line, which is below Pima County standards. They will also place rip rap on the hillside and create drainage channels to divert water to Calle Tres. We were able to get an excellent price by combining this improvement with the repair of the drainage channel at the end of Gloria View Court.

## **REQUEST FOR REMOVAL OF COMMON AREA TREE**

At its April 7 meeting your Board approved a Rule change to permit an Owner to have a common area tree removed under certain circumstances. Owners who might be interested can obtain a copy of the Rule and a Request Form from Marianne Bishop. Guidelines for common area tree removal are being drafted by the Maintenance Committee and will be available sometime after the next Board meeting on May 26.

## **SYMPATHY**

Condolences are sent to Mary Ellen Leveille at 4799 S. Vista Ridge Court on the loss of her husband Don, who passed away Feb. 27 after battling cancer.

### **COMMON AREA STUDY COMMITTEE**

A committee was appointed by the Board at the March meeting with the following mandate:

- Inventory the trees growing in our Common areas.
- Develop a recommendation for the trimming or removal of each tree in the inventory.
- Identify the cost for implementing their recommendations.
- Present their recommendations to the Board at its October meeting so that this information may be utilized by the maintenance committee as they develop plans for the annual tree trimming, normally conducted in November

### **WE NEED HELP WITH AN IMPORTANT PROJECT**

Pima County is attempting to encourage citizens to recognize and remove **Bufflegrass** from the Sonoran Desert. **Bufflegrass** is an invasive species from Africa that crowds out native grass and destroys other vegetation when it burns. Entire areas of Saguaro cactus have been destroyed in Mexico because of this plant. There is an abundance of the plant growing along the curbs in our common area; the board has formed a Committee to address this problem.

The Invasive Grasses Study Committee has been mandated by the Board to:

- Map any Bufflegrass or Fountain Grass (the invasive grasses) in our Common areas
- Develop a recommendation for their removal
- Develop a recommendation for their ongoing containment
- Identify the cost for removal and subsequent containment
- Present their recommendations to the Board at its September meeting.

Eileen MacLaren will serve as Chair and NEEDS volunteers to serve on the committee.

Our maintenance people are currently cutting the grass back and the seeds are spread by weed whacking. The grasses will reappear during the monsoon rains and can be sprayed with Round-Up while green. We need a foot patrol so we can plot out the infested areas and try to eliminate it before it can spread further or more dangerously dry and burn.

If you are a walker and would be willing to devote some time to this project I am sure that Eileen would be willing to educate you as to how to identify the culprit. Please contact me if you are interested in serving on this foot patrol, or call Eileen directly at 393-1477.

### **REMINDER REGARDING SATELITE DISHES**

With all of the advertisements and competition between Cox, Qwest and Direct TV, if you are considering installing a dish, we want to remind you that there is a procedure to follow apart from the Architectural Submittal form. Excerpt from our Homeowners Rules:

Homeowners shall complete a notification form as prescribed in REVISED RULES FOR ANTENNA **INSTALLATIONS**, MAINTENANCE, AND USE, NOTIFICATION PROCESS, adopted by the Board on 07 July 2003. [1]

[1] A copy of the revised rule was mailed to each household as a separate document in the same mailing as the July 2003 Newsletter.

Antenna is defined as follows: Any device used for the transmission and receipt of video or audio services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS).

There are also guidelines in our CC&Rs under Section 12.13 covering this topic.

All of the documents referred to above can be found on our website if you do not have them in your file. They are also available to you by calling the Secretary at 520-625-4924.

# SAGUARO ENVIRONMENTAL - COLLECTION SCHEDULE

**CANCELLED FOR MONDAY, APRIL 21 – full service on THURSDAY, APRIL 24**

**Memorial Day** Collections will be on Tuesday, May 27 and Friday, May 30

**Independence Day – FRIDAY July 4 2008 - SIVHOA collections will not be affected that week**

**Labor Day** Collections will be on Tuesday, Sept 2 and Friday, Sept 5

## **THIRSTY THURSDAY \*** **Need hosts for July & August**

DATE	HOST/HOESSESS	PLACE	RSVP
4/24/08	Barry & Marianne Bishop	4771 S Prairie Hills Dr	625-4924
5/29/08	Elizabeth Cohen	4881 S Gloria Vista Dr	399-0988
6/26/08	Cleo Harrington	4791 S View Ridge Dr	399-4555
7/31/08			
8/28/08			
9/25/08	Greg & Mary Jane Nowak	4767 S Harvest Moon	625-0998
10/30/08	Peter Falch & Kathleen Curran	4825 S Desert Sunset	331-2814

\* Between 4 & 6 PM, bring an appetizer to share, and beverage of choice. Please RSVP

## **BOARD MEETING SCHEDULE CHANGES**

May 5 changed to May 26 to be held at 4735 S Prairie Hills Dr. June, July and August meetings cancelled. Schedule resumes Sept. 8 in the Mesquite Rm of Canoa Hills Rec Center. Board meetings begin at 9 AM

## **HUMOR IN THE SUN YOU KNOW YOU ARE IN ARIZONA IN JULY IF...**

The birds have to use potholders to pull worms out of the ground.

The trees are whistling for the dogs.

The best parking place is determined by shade instead of distance.

Hot water now comes out of both taps.

You can make sun tea instantly.

You learn that a seat belt buckle makes a pretty good branding iron!

The temperature drops below 95° and you feel a little chilly.

In July you discover it only takes two fingers to steer your car.

You discover that you can get sunburned through your car window.

You actually burn your hand opening the car door.

You break into a sweat the instant you step outside at 7:30 a.m.

Your biggest bicycle wreck fear is,

"What if I get knocked out and end up lying on the pavement and cook to death?"

You realize that asphalt has a liquid state.

The potatoes cook underground,

and all you have to do is pull one out and add butter, salt and pepper.

Farmers are feeding their chickens crushed ice to keep them from laying boiled eggs.

The cows are giving evaporated milk

Ah, what a place to call home.

God Bless our State of Arizona.

## **DRESS CODE**

Many seniors are confused about how to present themselves in order to conform to current fashions.

Despite what you have seen on the streets of Tucson, the following combinations DO NOT go together and should be avoided at all cost!

**A** belly button ring and a gall bladder surgery scar

**A** nose ring and bifocals

**S**piked hair and bald spots

**A** pierced tongue and dentures

**M**iniskirts and support hose

**A**nkle bracelets and corn pads

**B**ikinis and liver spots

**S**hort shorts and varicose veins

**S**peedos and cellulite

**U**nbuttoned disco shirts and a heart monitor

**M**idriff shirts and a midriff bulge

**I**nline skates and a walker ...

and last but not least...

**T**hongs and Depends