

The San Ignacio View

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The View from the Chair

(By Gorman Fisher, President)

Thanks to all Homeowners who returned the Ballot which included a proposal to amend the bylaws. The official tally follows:

- Question #1: 0 responses (no one volunteered)
- Question #2: 3 votes FOR and 2 votes AGAINST
- Question #3: 150 votes FOR and 9 votes AGAINST

Unfortunately, after mailing, the Ballot was proven to be defective because the wrong article for determining a quorum and voting requirements was cited.

Given that the vote was so overwhelmingly in favor of compensating Marianne Bishop, the Association's secretary, for performing services previously provided by LMR, but at a substantial savings to the Association, the Board decided, based upon the advice of counsel, to treat the vote as a straw poll of the Homeowners.

Accordingly the Board amended Article IV, Section 8 and Article VIII, Section 8 of the bylaws at a Special Meeting held on May 22nd. REVISED PAGES of the Bylaws are enclosed and should be substituted for corresponding existing pages in the bylaws section of your recently distributed Governing Documents booklet.

Maintenance Committee Comment

There have been reports of pack rats taking up residence and we need to do everything within our power to discourage both making places where they can hide/nest and feeding these damaging pests. Homeowner Rule, Private Property, Item 7 states:

"Birdfeeders shall not be placed on Common Areas, or outside or over walls. Birdseed and other animal food shall not be distributed in any manner onto Common Areas."

This rule was created specifically to discourage pack rats and other wildlife including snakes. Therefore if Gold Canyon Landscaping finds feeders placed in this fashion, they have been instructed to remove them.

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At the annual meeting, homeowners heard from Border Patrol Area Supervisor, Gabe Ruiz, who discussed the local situation regarding illegal aliens. As you know, it has been a top priority of the Association to deter as much activity in the subdivision as possible. The Maintenance Committee is pleased to report their efforts have been successful. The landscaping company cut grasses west of Frontage Road up to the common area walls behind Hidden Crest Court and View Ridge Drive. In addition, two trees were removed behind View Ridge Drive. This not only reduced the risk of fires but also allowed the camp where illegals hid prior to being picked up by "coyotes" to be more easily seen by homeowners and reported to the BP.

This clean-up of the common area in conjunction with vigilance of homeowners on the east side of the subdivision has discouraged illegal activities just west of West Frontage Road. This is an excellent start, but as Supervisor Ruiz told us, it is probably not a permanent solution. Homeowners must continue to be vigilant and report any renewed activity observed in our area to the Sheriff and/or BP.

LOST AND FOUND: With the extreme winds we encounter it might be well to put your address on the side of your recycle bin with a permanent marker. Plastic garbage cans and lids should also be marked in this fashion. That way if your container happens to be blown down the street, the person that finds it can let me know and I can contact the owner.

Architecture Committee Comment

The SIV development began construction of homes about 10 years ago. The original exterior paint was adequate for about a 5 year life before repainting was suggested. Repainting should be considered for some of the following reasons: 1. Sealing the exterior stucco so that structural damage will be averted. 2. Renew the faded exterior appearance of the house color. 3. Contribute to keeping value of the entire development in a high and desirable standard.

If you wish to repaint **any exterior** surface please submit a paint request form to the AC (see SIV web site or contact the SIV secretary). The major reason for this procedure is to facilitate review of the selected colors in meeting the historic standards mandated by the builder and later by the rules of SIVHOA.

Repainting activity has increased in the past two years. Both homeowners and the AC have found that some recently approved colors appear to have drifted away from the original standards. The AC has found that paint codes were obsolete and that some paint suppliers had multiple formulations for the same color. We are currently establishing revised paint standards with an "SIV" label (i.e.: **SIV** Palm Springs, etc.) at several major Tucson paint suppliers. To coordinate this effort the AC is requesting that you continue to submit the AC Request Form to insure that correct formulations are being used. Have a great summer!

Neighborhood Garage Sale – Date to be set

Our first sale will be scheduled **EITHER** Fri. & Sat. Feb. 23-24 **OR** Mar. 2-3, 2007 and advertised in the Green Valley News. This should give you ample time to start gathering those items you haven't used in YEARS. Remember, your junk is another person's treasure! Details as to hours of sale will be communicated at a later date.

THIRSTY THURSDAY - RSVP Marianne (625-4924)

Mark your date book – **Thurs. June 29**, Location: 4662 S Desert Grove Court, Hostess: Monique Collins. Time: 4 to 6 p.m. Bring an appetizer to share, beverage of your choice and come meet some of your neighbors. Thanks to the Lovelands for hosting on May 25th. A good time was had by ALL.

CAN YOU HOST EITHER the JULY 27 or AUG 31 EVENT? Please let Marianne know.

RENTING YOUR HOME?

All Homeowners are responsible for making their tenants aware of the Homeowners Rules and Regulations when renting your home. Also, be mindful that this is an "Age Restricted" community and the CC&Rs state: No minor (under 18) may reside on any Lot for more than three months during any 12 month period.

WELCOME!

Since Sept. 2005 we are pleased to welcome the following new residents to San Ignacio Vistas:

Gary & Paula Alkire, 4975 S Prairie Hills Dr, (Green Valley)
Hari Singh & Hari Kaur Bird, 4975 S View Ridge Dr (Santa Fe NM)
Jim & Paula Chervenka, 4795 S Prairie Hills Dr (Texas)
Kathleen Curran & Peter Falch, 4825 S Desert Sunset Dr, (Minneapolis, MN)
Carleton & Delores Flick, 4815 S Harvest Moon Dr, (Green Valley)
Ralph W & Janice Gibert, 4943 S Gloria View Ct, (Green Valley)
Burke & Barbara Halldorson, 1584 W Vista Ridge Dr (Sanford, MI)
Randy & Shelli Knopik, 4911 S View Ridge Dr (Seward, AK)
Gerard C. & Judith E. LeTendre, 4863 S View Ridge Dr. (Cape Vincent, NY)
Ronald & Rose Marie Lemke, 665 W Sonoran View Dr, (Ely, MN)
Wm A & Audrey J Palm 4929 S Gloria Vista Dr (Green Valley)
Richard & Laura Reilly, 1649 W Sonoran View Dr (Basking Ridge, NJ)
Orren L & Marilyn S. Snavely, 1461 W Hidden Crest Ct, (O'Fallon, MD)
Sumner & Cheryl Walters, 4975 S Gloria View Ct. (Lima, OH)

Board News

The Board has cancelled the regularly scheduled monthly meetings for June, July and August. The next meeting will be held on Monday, September 11 starting at 9 AM in The Mesquite Room at Canoa Hills Social Center. Minutes of past meetings are posted on our website: http://sivhoa.org/board_mtgs/index.htm