

# The San Ignacio View

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DECEMBER 2009

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## NO INCREASE IN DUES ASSESSMENT FOR 2010

On November 9 your Board approved Dues Assessment for 2010 of \$450 per lot. Your invoice is included with this mailing. Payment is due by January 1, 2010. For your convenience, a postage paid envelope is included. Thank you for your prompt payment.

## SURVEY

The September survey revealed that over 75% of those responding would welcome the creation of a user friendly reference Handbook for Owners. Results of the survey were so helpful we are soliciting further guidance with a second Survey (enclosed green form) from our Owners on some of the issues that are not yet resolved. In each instance we attempt to frame the issue as we understand it and then offer options.

**We need your timely return of the enclosed Survey.** This will allow us to make any other modifications to the draft, get a blessing from our lawyer, and then put changes to the CC&Rs before our Owners in the form of a ballot in mid January.

You may hand deposit your completed survey in the receptacle in the courtyard of the Secretary at 4771 S Prairie Hills Drive, or return by regular mail in the postage paid envelope included to return your dues payment. Thank you for your prompt response.

## CC&Rs

The CC&Rs will need to be amended because of revisions to State Law and to incorporate all changes endorsed by our Owners in response to surveys. A ballot of all changes will be presented to all homeowners in mid January when we deliver the Annual Meeting Notice with a ballot for election of board members. Based upon response to our first survey we anticipate favorable support for the proposed changes to the CC&Rs otherwise we would not trouble you with a ballot.

## OWNERS HANDBOOK

In September we posted a draft of the Owners Handbook to our website and provided time at Open Forums at the September, October and November Board meetings so that Owners could offer comments or suggestions. The draft currently posted on the website will be updated in December when we have the benefit of your input from the enclosed survey.

Following the ballot we expect to finalize the Owners Handbook and hope to publish in March. Along with the Owners Handbook we will also distribute the revised CC&Rs and Bylaws in a single package that will incorporate all current governing documents.

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## ANNUAL MEETING – FEBRUARY 23, 2010

The Meeting Notice, Agenda and Ballot for the Annual Meeting will be distributed to all Homeowners in January. Because of changes to our By Laws (page 2) adopted by your Board all ballots must be cast prior to the meeting and received by February 15, 2010.

## NOMINATING COMMITTEE PRESENTS SLATE

We will be electing 2 board members in February and the enclosed flier (buff insert) will enable you to familiarize yourself with the 5 candidates standing for election.

## 2009 EXPENSES vs. BUDGET

Refer to page 4 of the newsletter comparing the 2009 estimated Year End expenses vs. the 2009 Budget. Our savings would have been even greater except for two events.

First we were obliged to spend over \$8,000 on legal fees. **The larger share was to protect the association in a dispute with an Owner over a violation that originated in 2008.** The balance has and will be used for legal consultation in the development of the Owners and Architectural Committee Handbooks and amendments to the CC&Rs.

Second the Board elected to invest a little over \$3,000 for two projects to enhance the common area. One placed landscape stone along Sonoran View and around our mail box pads. Also this fall we initiated a pilot program to add vegetation to the common areas. If successful, this planting program will be expanded next year, and we have allotted funds for this in the 2010 budget.

We continue to be a self-managed Association. In mid-2006 we began compensating one of our Owners for providing an array of management services. The alternative would be retention of a professional management company based in Tucson at three times the cost. The Budget for 2010 is based upon this self-managed option which your Board considers to be both cost effective and responsive to Owner needs. We should also thank all of our volunteers for their contribution when they serve on a committee or the board. This enables us to operate and maintain a high level of professionalism while controlling our costs.

## REVISION TO ELECTION PROCEDURES

At the Sept 14 meeting the board amended Article V of the Bylaws; therefore there will be no nominations from the floor at the Annual Meeting. The amendment follows:

### **Article V – Nomination and Election of Directors**

#### Section 1: **Nomination.**

The nominating committee will select a slate of nominees to be presented to the Members as candidates for election to the Board. The nominating committee will consist of a chairperson, who must be a director, and two or more Members of the Association. All nominees must be Members in good standing of the Association (current with any dues, assessments or penalties and clear of any violations). No lot may be represented by more than one nominee and/or Director. The nominating committee will make as many nominations for election to the Board as it may in its discretion determine, but not less than the number of vacancies that are to be filled.

In the event a nominee is not chosen by the nominating committee they may still run by petition using the form provided by the Association Secretary. Petition must be submitted to the Association Secretary at least 60 days in advance of the Annual Meeting and must bear the signature of members representing 20 lots. Upon verification of the petition, the nominating committee is obligated to place on its slate of nominees the Member put forward in said petition.

The slate of nominees will be presented to the Members by mail at least 30 days in advance of the annual meeting.

#### Section 2: **Election.**

Election to the Board will be by a written ballot to be returned and received by the Association not less than 7 days prior to the annual meeting. The Members may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes will be elected. Cumulative voting is not permitted. Ballots must be separate documents.

## 2009 Estimated YE versus 2009 Budget

*Statement of Revenue, Expenses and Fund Balances (Modified Cash Basis)*

	Operating Fund		Reserve Fund	Total All Funds
	2009 Budget	2009 Est YE		
<b>Revenue</b>				
Assessments (per member \$450)	\$102,600	\$102,600	\$0	\$102,600
Transfer and Document Fees	1,400	1,900	0	1,900
Interest	<u>661</u>	<u>592</u>	<u>7,525</u>	<u>8,117</u>
<b>Total Revenue</b>	<b><u>\$104,661</u></b>	<b><u>\$105,092</u></b>	<b><u>\$7,525</u></b>	<b><u>\$112,400</u></b>
<b>Expenses</b>				
Maintenance Expenses	\$38,349	\$27,795	\$20,229	\$48,024
Administrative Expenses * (Legal overrun of \$7000)	14,078	21,103 *	0	21,103
Other Expenses	<u>7,557</u>	<u>6,667</u>	<u>0</u>	<u>6,667</u>
<b>Total Expenses</b>	<b><u>\$59,984</u></b>	<b><u>\$55,565</u></b>	<b><u>\$20,229</u></b>	<b><u>\$75,794</u></b>
Excess Revenue (Expenses)	44,677	49,527	(12,704)	\$36,606
Reserve Allocation To (From)	<u>(46,356)</u>	<u>(46,356)</u>	<u>46,356</u>	<u>0</u>
<b>Net Increase (Decrease) After Allocation</b>	<b><u>(1,679)</u></b>	<b><u>3,171</u></b>	<b><u>33,652</u></b>	<b><u>\$36,606</u></b>
<b>Fund Balances</b>				
Beginning of Year Fund Balance (Estimated Actual)	<u>\$2,321</u>	<u>\$2,321</u>	<u>\$173,038</u>	<u>\$175,359</u>
<b>End of Year Fund Balance (Budget)</b>	<b><u>\$642</u></b>	<b><u>\$5,492</u></b>	<b><u>\$206,690</u></b>	<b><u>\$212,182</u></b>

## **2010 Operating Budget versus 2009 Budget**

*Statement of Revenue, Expenses and Fund Balances (Modified Cash Basis)*

	Operating Fund		Reserve Fund	Total All Funds
	<u>2009 Budget</u>	<u>2010 Budget</u>		
<b>Revenue</b>				
Assessments (\$450 per lot in 2009 and 2010)	\$102,600	\$102,600	\$0	\$102,600
Transfer and Document Fees (see Note 9)	1,400	3,000	0	3,000
Interest (see Note 9)	<u>661</u>	<u>661</u>	<u>8,100</u>	<u>8,761</u>
<b>Total Revenue</b>	<b><u>\$104,661</u></b>	<b><u>\$106,261</u></b>	<b><u>\$8,100</u></b>	<b><u>\$112,400</u></b>
<b>Expenses</b>				
Maintenance Expenses	\$38,349	\$36,987	\$0	\$36,987
Administrative Expenses	14,078	19,200	0	19,200
Other Expenses	<u>7,557</u>	<u>7,568</u>	<u>0</u>	<u>7,568</u>
<b>Total Expenses</b>	<b><u>\$59,984</u></b>	<b><u>\$63,755</u></b>	<b><u>\$0</u></b>	<b><u>\$63,755</u></b>
Excess Revenue (Expenses)	\$44,677	\$42,506	\$8,100	\$48,645
Reserve Allocation To (From)	<u>(46,356)</u>	<u>(43,092)</u>	<u>43,092</u>	<u>0</u>
<b>Net Increase (Decrease) After Allocation</b>	<b><u>(1,679)</u></b>	<b><u>(586)</u></b>	<b><u>\$51,192</u></b>	<b><u>\$48,645</u></b>
<b>Fund Balances</b>				
Beginning of Year Fund Balance (Estimated Actual)	<u>\$2,321</u>	<u>\$1,000</u>	<u>\$212,550</u>	<u>\$213,550</u>
<b>End of Year Fund Balance (Budget)</b>	<b><u>\$642</u></b>	<b><u>\$414</u></b>	<b><u>\$263,742</u></b>	<b><u>\$264,156</u></b>

## **MAINTENANCE COMMITTEE MEMBERS**

The committee is currently seeking additional homeowners that share a desire to maintain property values in SIVHOA as the Committee oversees projects to continue to present a neat and vibrant landscape to our area. You are welcome to attend one of their meetings to explore ways you can make a difference. Let us hear from you – there is no hard labor involved!

## **SEEKING A WATER RESOURCES VOLUNTEER**

The GVCCC has passed a resolution designed to encourage water conservation through early detection of leaks in underground irrigation systems. This is not confined to absentee owners, because underground leaks can go undetected for an extended time. If water conservation is something important to you and you want to learn more about how you can help our HOA let us know so we can put you in touch with GVCCC who can explain their program.

## **REQUEST FOR EMERGENCY CONTACT INFORMATION**

Two more examples of why it is important for homeowners to **provide an emergency contact** so that we have somebody local that has a key for access to their home.

This summer we had a series of water leaks, one in particular involved 20,000 gallons of water lost because of a problem with an Owner's irrigation line. In another incident a water heater failed causing flooding to several rooms in a home on View Ridge Drive. This Owner had just returned from an extended trip but if the home had been unoccupied the outcome could have been a disaster. As homes age systems fail due to normal wear and tear.

## **TREES AND VEGETATION ON PRIVATE PROPERTIES**

It is an ideal time of year to trim your trees and other vegetation. Please be considerate of your neighbors and keep trees at a manageable height. Particular attention should be given to any trees and vegetation that encroach on your neighbors' lots, the Common Areas or over any portion of the sidewalks. Most palm trees need trimming at least once a year to remove dead fronds and maintain a neat appearance.

## **FINANCIAL ADVISORY COMMITTEE**

Thanks to following homeowners who served on the Financial Advisory Committee during its recent review of the Operating Budget: Marianne Bishop, Jim Chervenka, Bob Christensen (Chair), Don Gatzke, Greg Nowak and Don Strong.

## **2010 OPERATING BUDGET APPROVED**

At the Nov. 9 meeting your Board approved the Operating Budget for 2010 (page 4 of the newsletter). Operating expenses are budgeted at \$63,755, an increase of \$3,771 over the 2009 budget of \$59,984. Revenues in 2010 are budgeted at \$106,261, an increase of \$1,600 over the 2009 budget. As there will be no increase in dues in 2010, the increase in revenue is anticipated from higher transfer and document fees.

The budget contemplates an allocation of \$43,092 to the Reserve Account during January. This allocation is consistent with the Replacement Reserve Plan approved by your Board at its April 6 meeting.

Expenditures from the Reserve Account in 2009 totaled \$20,229 for the curb seal and street reseal project. We were fortunate that oil prices did not continue to spiral this year. There is no reserve expenditure planned for 2010.

In 2009 \$40,356 was allocated to the Reserve Account in January. In October this amount was augmented by \$6,000, funded from savings realized on our Common Area Landscaping contract. Before year end we will transfer any surplus funds from the 2009 Operating Budget to the Reserve Account.

Year-to-date financial statements accompany the minutes of each board meeting. The year-end Statement of Revenues and Fund Balances (Modified Cash Basis) will be posted in mid February and will be available at the Annual Meeting.

## ANNUAL TREE TRIMMING PROJECT

LaSierra performed this project Nov 19 thru Nov 23. In keeping with past practice all of the interior common area trees were trimmed if needed.

## BOARD MEETING SCHEDULE

The date for the December meeting has been changed from 12/7/09 to 12/14/09

Also on Jan 11 2010 and Feb 8, 2010 to be held at 4735 S Prairie Hills Drive

Annual Meeting of Homeowners, Tuesday, February 23, 2010

Canoa Hills Social Center on Camino del Sol

All meetings begin at 9 AM

### SYMPATHY is extended to

Dorothy Barker (Meadow Ridge Dr) on the loss of her husband Earl

Dick Brookner (Prairie Hills Dr) on the loss of his wife Jean

Ernie LeMaster (Vista Ridge Dr) on the loss of his wife Trish

Relatives and Friends of Ann Sargeant (King Arthur Court)

### 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
12/31/09	Delores Leavitt	1773 W Sonoran View Dr	399-2210
1/2, /10	Bob & Karen Christensen	4735 S Prairie Hills Dr	393-0304
2/2) /10	Jim & Karen Steffen	4868 S Desert Sunset Dr	625-9288
3/&) /10	WE NEED A HOST LOCATION – (call 625-4924 to volunteer)		
4/2- /10	Chuck & Mary Lou Catino	4701 King Arthur Ct.	393-0415

### WELCOME NEW HOMEOWNERS (Residents) – *since AUGUST 2009*

Bill & Bev Baker (4884 S Desert Sunset) formerly from Willis TX

Roger & Joyce Bulau (1764 W Vista Ridge) are the parents of Paul Bulau from Ft. Collins CO

Both couples will be full-time residents. Be sure to welcome them to the neighborhood!

### SAGUARO ENVIRONMENTAL

Saguaro (which is part of the Allied Waste System) has recently initiated a new billing system and you can now access your account online. The invoice which will contain your NEW account number (needed to sign up for auto pay) should arrive in late November. It will cover services for Dec 2009 thru Feb 2010. Access for Saguaro can be found using Useful Links from our website homepage. This address is: <https://secure3.billerweb.com/alw/inetSrv>.

### CENSUS PRIMER – 101

How do you tell the difference between a U.S. Census worker and a con artist? BBB offers this advice:

If a U.S. Census worker knocks on your door, they will have a badge, a handheld device, a Census Bureau canvas bag, and a confidentiality notice. Ask to see their identification and their badge before answering their questions. However, you should never invite anyone you don't know into your home.

Census workers are currently only knocking on doors to verify address information. Do not give your Social Security number, credit card or banking information to anyone, even if they claim they need it for the U.S. Census.. While the Census Bureau might ask for basic financial information, such as a salary range, it will not ask for Social Security, bank account, or credit card numbers nor will employees solicit donations.

Eventually, Census workers may contact you by telephone, mail, or in person at home. However, they will not contact you by Email, so be on the lookout for Email scams impersonating the Census. Never click on a link or open any attachments in an Email that are supposedly from the U.S. Census Bureau.

For more information regarding the census go to this link: <http://2010.census.gov/2010census/>

## SURVEY QUESTIONS RE: OWNERS HANDBOOK

(Please return by December 15, 2009)

Some of the issues posed in our last survey (see page 4 for recap) need further clarification before we can proceed with a revision of the CC&Rs. Any proposed change to the CC&Rs will be put on a ballot that will be forwarded to you in January.

In each Section of the CC&Rs below we attempt to frame the issue and then present: (a) the current rule and (b) the proposed change.

Please review and place a checkmark on the line that indicates your preference.

### 1. Section 11.5 – Minimum Criteria for Plans

The last paragraph of this section states: “The Architectural Committee will review and must either approve or disapprove said Plans within 60 days from receipt. Any Plans not approved or disapproved within that time period will be **deemed approved.**”

Many Owners have difficulty with allowing an application to be approved merely by the passage of time.

Some associations overcome delays by allowing the applicant the option to move their application to the Board for expedited resolution after 30 days. Should we

- a) Retain the current rule, or
- b) Change this portion of the section to read: “The Architectural Committee must act on the application within 30 days from acknowledged receipt of plans by the Association otherwise the application will be referred to the Board for expedited resolution. All plans will be given written response as to the disposition of the application.”

### 2. Section 12.15 - Derricks, Tanks, Heating and Cooling

This new question is prompted by a recently passed Resolution of the Green Valley Community Coordinating Council (GVCCC).

Some in Green Valley believe harvesting of rainfall could help alleviate our diminishing water supplies. They are urging removal of existing restrictions in CC&Rs throughout Green Valley to permit commercially available tank storage units so as to encourage the installation of rainfall harvesting systems. Our CC&Rs do not specifically prohibit such tanks, but they do limit their placement. Should we

- a) Retain the current limitations that require above ground tanks to be walled-in so that they are not visible from neighboring property, or
- b) Remove the limitations so that above ground tanks for rainfall harvesting may be placed at the side or rear of the dwelling unit and permit the tanks to be visible from neighboring property.

### 3. Section 12.9 - Vehicle Parking and Storage

The next to the last paragraph of this section it states: “**Overnight parking on the streets is prohibited**” but elsewhere exceptions are made for certain commercial and recreational vehicles. One is designed to meet the need of our Owners to load and off-load their RVs by providing up to 48 hours of parking in front of their home. For Owners traveling in their RVs for extended periods (sometimes more than 5 months at a time) 48 hours is not enough time to complete their loading or off-loading. The second option would address those instances. Should we,

- \_\_\_ a) Retain the current rule of 72 hours of on and off street parking including 48 hours of on street parking in any 7 day period, and permit a second visit in the same month under the same rules, or
- \_\_\_ b) Expand on street parking for recreational vehicles to two nights (and three days) in any 7 day period and permit a second visit in the same month under the same rules. Also provide for a case by case exception for those Owners who cannot load or offload their RVs within these guidelines.

### 4. Section 12.17 - Animals

Pima County holds Owners responsible for their pets that might “frequently or for a continuous duration, howl, bark, meow, squawk or make other sounds” that might disturb the quiet of their neighbors.

While it is easy to assume an Owner will control their pet it is difficult to see how they can do so while they are away unless the pet is kept inside the house. This also affords the pet maximum protection against predators, the heat and other possible threats. Some Owners prefer to allow their pet access to their walled yard while they are away. Should we,

- \_\_\_ a) Allow pets access to house or walled yard of Owner at any time, or
- \_\_\_ b) Restrict pet access to walled yard to those times the Owner is at home to supervise.

### 5. Section 13.6 - Other Buildings

“No detached garage or other **building** may be constructed on any Lot.”

Building is not a defined term in the CC&Rs. Perhaps it would be better if phrased: *detached garage or other detached structure* since **structure** is defined in the CC&Rs as “anything constructed, erected or placed on a Lot.”

The existing prohibition is intended to apply to free standing buildings such as casitas, gazebos or storage sheds. The proposed phrasing would put emphasis on their detached nature. If these same structures are attached to the dwelling unit they would be treated as “additions” and would require AC approval. Should we,

- \_\_\_ a) Retain the current wording that prohibits a detached garage or other “building” or
- \_\_\_ b) Change the word “building” to “**detached structure**”.





# RECAP OF THE SEPTEMBER SURVEY ON PROPOSED RULE CHANGES

<b>As of Sept 20, 2009</b>	<b>Total Returned Surveys to Date</b>	<b>148</b>
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		FAVOR CURRENT	FAVOR PROPOSED	TOTAL RESPONSE	% FAVOR CHANGE
Repainting		13	125	138	91%
Landscaping		19	118	137	86%
Fencing		27	113	140	81%
Repairs		27	111	138	80%
For Rent Signs		30	111	141	79%
Violation of Rules		32	105	137	77%
Pets	*	34	106	140	76%
Creation of Handbook		36	103	139	74%
Unsightly Conditions		38	101	139	73%
Complaints		47	93	140	66%
Detached Structures	*	54	87	141	62%
Application Process	*	53	87	140	62%
Overnight Parking	*	53	85	138	62%
Trees and Shrubs	*	69	66	135	49%
Permit Process	+	72	64	136	47%

\* These subjects are covered in this survey (November 2009)

+ The permit process has been removed from the Owners Handbook