

The San Ignacio View

MAILING ADDRESS:

PO BOX 1150 – GREEN VALLEY AZ 85622

Editor: Marianne Bishop, Secretary
Email barxmar@gmail.com

EMAIL EDITION OCTOBER 2014

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

HOMEOWNER DUES FOR 2015

The 2015 budget will be voted upon at our November 11 meeting. It is anticipated that the dues for 2015 will have a modest increase of \$5/year. The 2015 invoice will be hand delivered to those in Green Valley by our Neighborhood Watch Captains during the first week in December (and mailed or emailed to others). They are due upon receipt with the last day for payment, without penalty, on January 15 2015.

ANNUAL MEETING DATE SET

The date for 2015 is set for Thursday, **March 26, 2015**. The board voted at the Oct. 10, 2014 meeting to change Article III-Section 1 of the Bylaws to allow the meeting to be held during the first quarter of the year. It was previously limited to the month of February. Dave Wanger, CEO of Green Valley Hospital will be our special speaker, providing an update on construction.

HOW CAN WE PREVENT SPEED BUMPS?

I have received many complaints of vehicles speeding in our subdivision. This is a dangerous practice because of the limited sight of homeowners backing out of their driveways. We have reviewed many subdivisions and speed limits range from 15 to 20 MPH. Also many of them have speed bumps. Signs will be installed in the near future changing our speed limit from 25 to 20. Please adhere to the speed limit in order to keep us **"BUMP FREE"**.

SCHEDULE FOR SOCIALS

FRIDAY, NOV 7-POTLUCK / FRIDAY, JANUARY 23 & FRIDAY, MARCH 27

We have reserved the Amado Room at Canoa Ranch for the above dates. There is also a patio overlooking the mountains that has tables and chairs for outside seating. November will be a potluck and Homeowners are requested to bring their own beverages and a main course, salad or vegetable to share that would serve at least 6. We will make a decision on whether to continue with potluck or revert to a BYOB with Hors d'Oeuvres to share for the other two events.

Look for and respond to a forthcoming RSVP email so we can obtain an attendance count.

DECEMBER 15 DEADLINE – TO SUBMIT YOUR REQUESTS

If you have a request for maintenance of a tree or other vegetation in our Common Area as set forth in the policy of Attachment 7.8 of the Owners Handbook we need to have your completed application by **December 15**. Work will be scheduled once forms have been reviewed and approved by the Maintenance Committee.

BOB CAT(S) SPOTTED IN OUR AREA

If you have a pet that might be considered as a meal, or snack, you should consider not leaving them unattended since several homeowners have spotted a cat(s) both on Prairie Hills and in the Hidden Crest/Desert Grove Court Areas.

CONSTRUCTION MATERIAL IN THE STREET

This subject is covered on page 20 of the Owners Handbook, under Section 4.31. This states that "no lumber, building materials or litter may be stored on the Common Areas of the Association, including its sidewalks and streets. Contractors/Owners may temporarily store on an Owner's Lot (including the driveway) building materials that will be used for construction of an approved project. Recently there were several very large landscaping projects performed that necessitated having material in the street. Work of this nature should have pre-approval by our Architectural Committee. All materials in the street must have reflective marking for nighttime safety, the timeframe kept to a minimum and the streets cleaned and returned to their previous condition.

DOG PEE

I realize that your 4-footed friend is a family member but homeowners have told me they do not appreciate having dog urine on their sidewalks, driveways or newspaper (it has happened) when your pet marks their territory on a walk. We have little traffic on our streets. If you could walk on the common area side of the street this would save frustration and keep the urine off of homeowners' plants and property. It is easy to pick up #2, but #1 is impossible to bag! This is true if when walking your dog in SIVII as well. We have asked SIVII homeowners to reciprocate.

A FEW WORDS FROM MAINTENANCE COMMITTEE

This spring we enjoyed colorful displays of Desert Marigold, Globemallow, Brittlebush, and Penstemon. Unfortunately with the onset of hot, dry weather this beauty fades and we experience a time when the common area looks overgrown and unkempt as the plants die back. More than one homeowner called me in early May with the question: Why do we go thru this period of "overgrown" vegetation? The answer is: We need to allow time for the seed to fully develop before we cut the plants back in order to have another wonderful flower display next spring. I hope you agree that having these colorful flowers in the spring is worth a brief untidy period while we wait for the seed to develop for next year. After flowers seed, we start to cut the plants back.

We also experience a period when we await monsoon end to cut grasses. We are in the midst of this process. We know we currently we have a prolific amount of Brittlebush. Before I receive any more calls please know that we are evaluating all areas and will be addressing this condition.

NEIGHBORHOOD GARAGE SALE

2008 was the last time we had a neighborhood sale. We are organizing a joint sale to be held on the same weekend with SIVII. We would provide advertising. We need volunteers to organize the event. Would you to take part in this sale? Are you willing to help coordinate the event in late February or early March? Email me at barxmar@cox.net

NEIGHBORHOOD PHONE DIRECTORY UPDATE

Note: Please contact me ASAP if you have changes to your phone numbers since January 2013. A new edition of the SIVHOA Neighborhood Phone Directory is being prepared. If you are not listed or have changes (such as dropping a landline) confirm that I have those changes. Thank you... Marianne 520-625-4924

NEIGHBORHOOD PHONE DIRECTORY UPDATE - NEW HOMEOWNERS

<u>OWNERS</u>	<u>ADDRESS</u>	<u>ALT ADDRESS</u>	<u>PHONE(S)</u>
Earl Raymond Elsea Previous Owner: Terralynn Walters Swift	1516 W Hidden Crest Ct		???
Rusty & Mary Rustenhaven Previous Owner: Paul Hogarty	1632 W Vista Ridge Dr		520-625-4047
Diane Kephart Previous Owner: Dave & Jackie McCracken	4951 S View Ridge Dr	(text to following)	520-270-7397
Mike & Jean McEldowney Previous Owner: Roberta Balaz	4728 King Arthur Ct.		520-393-8509

RECYCLE BINS – NEED A LARGER ONE?

If you regularly have items to recycle that won't fit into the new blue wheeled containers and have room in your garage please contact me and arrangements can be made to exchange the recently provided 32 gallon bin for one that is 65 gallons.

We went thru the process of exchanging "uncovered" recycle bins for a larger container on wheels. These new containers are automatically dumped into the collection truck. The other morning when walking I noted more than a few homes are still using uncovered containers to place "overflow" items out for collection. This defeats the purpose of keeping items from blowing into our common area.

TAR PAPER ON ROOFS DETERIORATING

Some of our homeowners have had to replace the tar paper under their tile roof because the sun has deteriorated to the extent that leaks were occurring. Apparently 40 year tile roofs are only as good as the paper that covers the roof since that is what actually what **seals the deal**.

WE NEED MORE PARTICIPATION

Our committee and board members are doing a *fantastic job!!!* So, it is easy to sit back and enjoy the fruits of their labors, but is that **really fair** when you have something you could contribute? If physically able most of us have some spare time. Please give us a call so we can explore your talents in order to find your niche even if it is on a short term project!

SYMPATHY

Although words cannot begin to ease the sorrow of this loss
please know you are in our thoughts.

Esther Migacz (Desert Sunset Drive) on the loss of husband, Paul
Bruce and Linda Morgan (Vista Ridge Dr. / Canada) on the loss of your Son
Sally Payne (Gloria Vista Dr) on the loss of husband, Ron
Sylvia Parks Burton (Meadow Ridge Dr) on the loss of husband Clyde

CONTROLLING PACKRATS

Perhaps I started unrealistically with the title above. I'm not sure if controlling packrats is possible, but there are ways to modify behavior to minimize run-ins with these cute but horribly destructive little rodents. Packrats are formally called white-throated wood rats (*Neotoma albigula*) and are native to the southwest of the US. They are solitary creatures and nest in protected spaces that they clutter with twigs, pieces of cactus, and other material they scavenge from nearby.

They are nocturnal and generally feed on plant material like mesquite pods and cactus pads. Females produce several young during the warm season and, at about 2 months of age, the babies head out on their own to find suitable nesting sites. Packrats prefer "previously owned" nests in overhanging landscape plants like rosemary, prickly pear, or desert spoon, and woodpiles or stacked boxes in a carport or garage. Even worse, they might choose the engine compartment of a car or truck and cause very expensive damage to the wiring. In natural areas, their numbers are controlled by hawks, owls, snakes, coyotes, bobcats, and other predators. Nearer to urban areas where predator numbers are lower, packrat populations can grow large and they become troublesome.

There are many "cures" for packrat control based on anecdotal evidence. But the ideas that follow are from Mr. Packrat, Kris Brown. He's worked with the rats for years and knows what works and what doesn't.

1. Feed hummingbirds, but do not put out bird seed or quail blocks. Instead, plant native shrubs that attract, feed, and shelter other birds.
2. Park in an open space. If you do park in a driveway, put a light with yellow bulb under the engine (to avoid large numbers of insects).
3. Trap existing rats, then destroy their nest sites and minimize re-entry by trimming up plants that provide cover like collapsed prickly pear cacti, dense groundcovers, and clumped agaves.
4. Ensure that garages, sheds and other structures are well sealed. Packrats can squeeze through tiny openings.
5. Store firewood and other bulky items off the ground far enough that a predator can catch a rat underneath.
6. NEVER USE RAT POISONS!!! They have no long term effects on packrat populations and sickened or dead animals will be eaten by predators or pets and pass the poison on to them.

For more information on packrats visit www.mrpackrat.net.

IS YOUR HOME OR TRIM IN NEED OF A FRESH COAT OF PAINT?

There have been many changes made to our Paint guidelines last revised on 4/15/14. A recap of the rules are found on the second page of the Paint Application. If you have a computer you can click on the following link or copy it into your browser.

<http://nebula.wsimg.com/518aef4045f981aa86d76426cac9f089?AccessKeyId=3C37CBB4AB444FB7D5E8&disposition=0&alloworigin=1>

If you have difficulty accessing the link please call the Secretary at 625-4924 to obtain the current form. Due to color pallet changes it is now a requirement to have an application approved prior to painting.

SIV colors were established in 1996 when the subdivision was built by Fairfield homes. Since 2007 the base used for paints have changed causing a vast difference in shading. Also some paint suppliers have duplicate names for our prior colors with entirely different formulas which caused problems when a homeowner did not verify they were getting the correct color for our subdivision.

The Architectural Committee has spent over 6 months working on establishing our paint palette on the Dunn Edwards color wheel to find the closest shades possible to replace the old formulas. We found a better brown trim ("Weathered Brown" a/k/a "Green Valley Brown") to replace "Ravenwood". This new brown will not fade to a purple shade when exposed to the powerful Arizona sun.

Dunn-Edwards has increased their discount to 46% off retail for paint products using this updated code: **234607-000**. They also offer discounts on sundries (brushes, tape, etc). The courtesy discount is valid at Dunn-Edwards stores, including Ace Hardware in Sahuarita. I cannot speak to other Independent Dealer locations, as other discounts may apply. You can review the new colors on the Dunn Edwards website and request chips sent by mail. Chips **should be ordered** because the color produced on a computer monitor IS NOT a true and actual representative.

You can use this link: [Color-Ark](#) to reach the site. If clicking on the previous link doesn't work then copy and paste the following into your browser.

<http://www.dunnedwards.com/Homeowners/ExploreColor/ColorTools/ColorArchive.aspx>

In order to display our approved color palette fill in as little as possible on the page (such as our zip code 85622) and then click "submit" to access a drop-down menu. From there select the name of our association. Make sure to read the notes prior to the various schemes as these contain important definitions and instructions. There are now 12 color schemes for homes and one for items mounted on brick.

When you click on "order chips" the "Cart" is automatically populated with each of the colors in a particular scheme. If that is all you want, then scroll to the top of the page and you will see the "Cart". If you want more colors continue shopping by using the "order chips" for each Scheme that interests you. When ready scroll to the top again to find the "Cart" and click on "check-out". Complete the next page with your mailing address. These chips are a free service.

For those that are "computer challenged" the Architectural Committee has paint books with the New Color Palette compared to our previous color schemes. We can provide you with most chips or order them for you from the Dunn-Edwards website.

If you want to buy a different brand of paint, such as Home Depot or Lowes, etc. please follow the following instructions in order to obtain a correct color match.

It will NOT work to have the Dunn-Edwards color-chips scanned into a competitor's computer because these are printed on paper that scrambles the computer preventing an accurate match. It would be best to create a dip stick or something that can be taken to a provider of choice to ensure that they match the Dunn-Edwards chips. You can purchase a 7.25 fluid ounce sampler of the colors you are interested in from the **Ace Hardware in Sahuarita**. This will allow you to test the paint on your home to make sure you are happy with your selection. I have BOGO free coupons for the color samplers that are good until the end of 2014. Speak with Mark Hoffman.