

# The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85622

Editors: Marianne Bishop, Secretary  
Bob Christensen, President

JANUARY 2009

Phone: 520-625-4924  
Website: [www.sivhoa.org](http://www.sivhoa.org)

## NEIGHBORHOOD DIRECTORY

An updated directory dated January 2009 has been prepared and distributed to all homeowners. If you would like to purchase a second directory (perhaps for your alternate residence), please contact the Secretary. Extra copies are available to SIV homeowners at \$2 each.

## GOVERNING DOCUMENTS BOOKLET

Revised pages of the "Bylaws" as well as a completely revised section of our "Rules & Resolutions" are enclosed. On page 2 of the Homeowner Rules the procedures for handling Common Area Trees and Other Vegetation has been modified and includes a Request Form located on page 8 of the Addendum. (See the article at the top of page 2 of this Newsletter entitled "Survey Results" that gives some background on the subject.) Also a new rule has been adopted concerning Solar Energy Devices which can be found on page 7 of the Homeowner Rules.

Please substitute the enclosed revised pages in the appropriate tabbed sections of the Governing Documents booklet provided to each Owner in early 2006. Your neighborhood watch captain has a copy of this book available for your inspection that could jog your memory prior to beginning the search for your book. If you cannot locate yours, it is possible to obtain another one from the Secretary. The replacement price is \$20.

## CURBS AND SIDEWALKS

As you drive through SIV you may be surprised to see how many people park with their wheels on the curb or even in the middle of the sidewalk. In the September Newsletter I shared our concern about premature cracking and higher repair costs to this infrastructure. Also, parking or driving on the curbs could be a contributing factor to dislodging the reflectors that have been placed on our curbs to help us navigate our streets after dark. Jim Steffen, from our Maintenance Committee, has made an inventory of these reflectors and has discovered that 36 were loose. He is in the process of fastening them. This involves chipping off the old glue prior to reattaching but this can only be done when temps are above 60 degrees.

Enclosed is a copy of a flyer that the Maintenance Committee has designed to place on offending vehicles to try to discourage the practice of parking on the sidewalk or curb. If you are a walker and observe cars frequently parked in this manner would you be willing to alert drivers of the potential for damage to our property by placing a flier on the vehicle while you are strolling through the neighborhood? Give me a call and I will provide you with a supply of these fliers. Thanks for your help.

## ROAD WORK

Due to the severe volatility of the world oil market the curb seal that was scheduled to take place in 2010 has been moved forward in order to take advantage of today's prices. Prior to February 28 2009 Sunland Asphalt will be performing the following maintenance to our streets and curbs 1) sealing only those cracks that are ¼" or larger with a new product called CMC 200 crack sealant and 2) sealing the curbs for all streets except Gloria View Court, View Ridge Drive, Hidden Crest Court and Desert Grove as these curbs were sealed in 2008. There will be no need to block off any streets during the project. It is hoped that doing this work now using the new process will eliminate the need for crack sealing in 2010. Roy Erichsen and Roger Westrate, retired PE's and our acting road consultants, are in the process of preparing suggestions for revision of our long range plan for street maintenance. It is imperative that we maintain an adequate reserve fund. You never know when there will be a need to make emergency repairs in the event of road surface breakdown or what affect the explosive nature of the oil market will have on future prices.

## **SURVEY RESULTS**

In 2008 your Board formed a committee to inventory our Common Area trees and develop recommendations for their maintenance. The committee completed its study in April and the most salient of its recommendations was to remove all trees from the interior Common Areas. A number of homeowners voiced concern over this recommendation at our May, September and October Board meetings. The Board developed a Survey that was mailed with the September Newsletter. The purpose of the survey was to determine the level of homeowner satisfaction with our annual tree-trimming program.

We received 186 responses. Not surprisingly they were not of one opinion. Most of our homeowners enjoy our trees. Most of our homeowners also enjoy their views. They believe these views should be protected either by trimming the trees or, when necessary, by their removal (138 or 74% of responders). Some would oppose the removal of any Common Area trees (45 or 24%) and a few would oppose their trimming as well. The number is also small who would support the study committee's recommendation to remove all interior trees.

With the response information as a guideline, your Board has revised the Rule regarding Common Area Trees and Vegetation, a copy of which is contained in the packet accompanying this newsletter. In essence, this revision affirms that our Common Area trees continue to be a valued asset of the association and the annual Tree Trimming Program is essential to their maintenance.

The revision also provides a formal process for Owners who qualify under Item 6 of the revised Rule to opt into or out of the annual tree-trimming program. Requests might be for tree trimming but might also be for removal of trees. If the request is approved, removal could be at the owner's expense or included as part of SIV's annual tree trimming program. The rule directs these requests to the Maintenance Committee who has been receiving similar requests on an ad hoc basis for years. Owners who are not satisfied with the Committee's response to their request have the option of appealing to the Board.

The revised rule does not promise all owners relief nor does it promise that no tree shall be removed so it may disappoint some homeowners. As revised, the rule does promise qualified owners a hearing. For most owners the revised Rule will reassure them that their trees will be trimmed to their satisfaction. To the extent owners are satisfied with the tree trimming program the Board hopes that we can continue to enjoy our Common Area trees.

## **2009 LANDSCAPING CONTRACT AWARDED**

At its January 5 meeting your Board approved a contract with Santa Rita Landscaping of Tucson, replacing Gold Canyon Landscaping, to maintain our Common Areas in 2009. Two spraying programs are included in the contract. One will apply a pre-emergent and post-emergent herbicide to our entrances. The other will apply herbicides in the Common Areas to combat invasive grasses during the monsoon season. Because of the spraying programs we anticipate the need for smaller crews most of the year except for those months following the monsoon season. Positive references were obtained from Cadden Community Management as well as other Santa Rita clients located in Tucson. We will be the first client of Santa Rita located in Green Valley. If you have questions or concerns regarding the maintenance of our Common Areas, please notify Marianne Bishop or a member of the Maintenance Committee.

## **SAGUARO RATE INCREASE UPDATE**

We received another delay in the pending rate increase because of Saguaro's merger with Allied Waste Industries which necessitated a change to their accounting programs. The increase is now scheduled to become effective on March 1, 2009. The new quarterly rate will be \$48.29.

## **DECORATIONS COMMITTEE**

Our homeowners extend thanks to Royce & Lillie Hill and helpers Rob Alstetter, Ron & Nell DeVree, Bruce & Linda Morgan and Jim Steffan for the festive adornment of our entrances this holiday season.

## **ANNUAL MEETING - February 17, 2009 (9 AM)**

The Meeting Notice, Agenda and Ballot for the SIV Annual Meeting to be held at the Canoa Hills Social Center have been distributed to all Homeowners. Please return your ballot as soon as possible if you are not going to attend. If you prefer, you can cast your ballot at the meeting.

### **Condolences are Extended**

Marlene Walkush (Desert Grove Ct) lost her husband Bob to a prolonged battle with cancer and Sandra Schuette's (S Harvest Moon Dr) husband John died unexpectedly in September.

### **WELCOME NEW HOMEOWNERS – since SEPTEMBER 2008**

Grace Kehl (from Riverton WY), and her son Steve Kehl at 4913 S Meadow Ridge Dr.

### **THIRSTY THURSDAY SCHEDULE**

<b>DATE</b>	<b>HOST/HOESSTESS</b>	<b>PLACE</b>	<b>PLEASE RSVP</b>
1/29/2009	Bob & Karen Christensen	4735 S Prairie Hills Dr	393-0304
2/26/2009	John & Jo Hazlitt	4743 S Harvest Moon	393-0340
3/26/2009	Jerry & Toni Larsen	4839 S View Ridge Dr	393-3938
4/30/2009	Bill & Jane Hilsenhoff	4915 S Prairie Hills Dr	399-4040

Between 4 & 6 PM, bring an appetizer to share and your beverage of choice.

We need hosts for the months of May, June, July and August. If you would be willing to host for any of these months please contact Delores Leavitt (Phone: 399-2210) who has graciously offered to oversee this scheduling.

### **AVOID A TRAFFIC FINE**

Starting January 1, 2009, Arizona law requires that you remove any license plate holder or frame that covers the state of Arizona's name. A violation of this new law will set you back \$130. In addition, you are still required to have a light on your vehicle to illuminate the license plate at night. There are ways to avoid being in violation of this rule. You can remove the frame and attach the plate to the vehicle without it or use a frame that doesn't cover the state's name.

### **NEW TRAFFIC PATTERN CANOA RD/I-19 INTERCHANGE**

The roundabout on the west side of I-19 is operational except for the branch that leads from the roundabout to the road that will connect this exit with Camino del Sol. Work has already begun on the new roundabout on the east side of the Canoa/I-19 exit that will provide access to the extension of East Frontage Road (yet to be completed) that will connect Continental Road with Canoa Road.

### **FINANCIAL REVIEW**

In January the SIV Audit Committee will examine the books and accounts of the Association for 2008 including the year-end Statement of Revenue, Expenses and Fund Balances on a Modified Cash Basis. They will report their findings to the Board at its February 2 meeting and then to the membership at the Annual Meeting of Owners on February 17. Serving on the Audit Committee again this year are Greg Nowak, Jack Powers (Chair) and Ed Wismeyer. Both Jack and Ed are retired CPAs and Greg is an experienced businessman. The exam by the Audit Committee will save the Association in excess of \$2,000 that we could normally expect to pay an outside CPA. Another benefit is the Committee provides the Association with a superior product that is much more useful.

### **GARAGE LIGHTS OUT?**

Have you checked your garage photocell light lately to make sure yours is on? If you are a seasonal resident you will probably want to use a longer life bulb. You should also leave extra bulbs with the person that watches your property while you are away or with your neighborhood watch captain in order for them to maintain this exterior light.

## PRESIDENT'S REPORT

At its November 3 meeting your Board approved the Budget for 2009. Operating expenses are budgeted at \$66,165, a \$7,738 increase over the 2008 budget of \$58,427 and a \$7,411 increase over the 2008 actual of \$58,754. The increase is required to fund a new program to combat invasive grass in our Common Areas.

Revenues in 2009 are budgeted to increase to \$104,863. The increase is \$6,603 over 2008 or 7% (includes \$6,840 from the increase in the dues assessment to \$450 and a slight decrease in interest income). At its December 8 meeting your Board approved the allocation of \$40,356 to the Reserve Account shortly after the first of the year and the investment of this allocation in a CD maturing not later than January 31, 2011.

During 2008 the Maintenance Committee spent \$98,031, including \$58,911 for projects from the Reserve Account and \$39,120 for Common Area maintenance from the Operating Account. The 2008 dues assessment funded \$79,000 of these expenditures and the balance represented a draw down of the reserve account.

Thanks to the following homeowners who served on the Maintenance Committee in 2008: Rob Altstaetter, Jim Chervenka, Sam Eidson, Larry Engel, Bob Hill, Lillie Hill, Jane Hilsenhoff, Rick Irvin, Eileen MacLaren, Duane Neely, Jean Ross and Jim Steffen.

The Maintenance Committee is considering proposals to seal cracks and complete the curb seal program during the first quarter of 2009. We expect the costs for 2009 to come within those estimated in the Replacement Reserve Plan (RRP) adopted by your Board at its May 26 meeting. We have always known the cost of our RRP could be volatile. Between January and July the cost estimates were up 75 – 80% and are now back to the lower January levels.

A copy of the year-end Statement of Revenues and Fund Balances (Modified Cash Basis) will be posted to the association website in early February. Copies of year-to-date statements accompany the minutes for each board meeting. A copy of the Budget for 2009 is filed with the minutes for the November board meeting and a copy of the Replacement Reserve Plan is filed with the minutes of the May board meeting. All of these documents are on our website.

Thanks to the following homeowners who served on the Financial Advisory Committee in 2008: Marianne Bishop, Jim Chervenka, Bob Christensen, Larry Engel, Rick Irvin, Kerm Jensen, Greg Nowak and Don Strong.

## YARD MAINTENANCE

**Untrimmed Landscape** This problem often creates an inconvenient hardship upon adjacent neighbors, and it detracts from the overall attractiveness of the entire community. Also, weeds and overgrowth give the appearance of a vacant property, inviting break-ins. Since this problem is more likely to exist on property not having a full time resident during the summer, it is requested that absentee homeowners provide adequate landscape maintenance during a long duration of absence - especially during the monsoon season (July, August, & Sept.). Prior to leaving please arrange with someone to take care of your yard to keep it free from weeds when you are not in residence. The past two years we have had a generous monsoon season, and 2009 has begun with a few healthy winter rains. Thank you for consideration.

**Palm Trees** with dead fronds *are unsightly and dangerous*. Please arrange to have them removed before strong winds turn them into missiles causing them to come crashing down possibly injuring someone, causing property damage, or an accident if they would hit a vehicle.

## REMODELING/ADDITIONS (Reprint from March 2006 newsletter)

As a reminder, anytime new construction is to be attached to your home it is necessary to submit an ARCHITECTURAL REVIEW SUBMITTAL FORM as well as to obtain a building permit from Pima County. Generally the contractor will obtain the permit unless he is not licensed, in which case the homeowner must prepare the documents and get the permit. To help expedite your project, the AC will generally approve the submittal form with the stipulation that work may not start until the Association receives a copy of the Pima County building permit.

January 15, 2009

Dear Fellow Home Owner in San Ignacio Vistas

I would like to share information concerning an incident of water damage to our home. After careful analysis of facts gathered from those who helped in restoring our home I am convinced the damage was the result of either a design flaw, poor workmanship by the builder, or both. Why am I sounding this alarm now? It is because our home is not the only one to be affected. I am aware of two others in our immediate neighborhood that have suffered water damage to their home, and strangely, all are the same Fairfield built Madera model, experiencing the same exact problem. If three identical homes located together in a small area experience a common problem, how many other homes might be affected? If it is a design problem, isn't it possible that this design flaw could be included into other model homes built by this same builder?

Right after the monsoon rains of 2007 dried up, I noticed the baseboards, door jams and sheetrock at several locations at one end of our home had discolored and began showing signs of swelling and other damage. The baseboards and door jams are made of a pressed wood material that readily absorbs moisture and, as a result, swells to a point that causes them to break away from the walls. I also noticed that the vanity cabinet in one bathroom had a large crack in a side panel. Later analysis showed the entire cabinet base had also absorbed water.

Convinced the damage was the result of the monsoon rains, I hired a company to walk the tile roof to inspect, looking for any sign of damage or any reason for water to enter our home. It was reported to me that the roof had no damage, was in perfect condition and that the vent pipes were properly sealed.

I was forced to remove sheetrock from both bathrooms and several other locations that showed signs of damage from moisture in the walls but could not determine the cause. If only I had waited for the monsoons of 2008 before I replaced the affected walls, baseboards and door jams. In late July 2008 during the monsoon season, the ugly discoloration of baseboards and sheetrock now appeared in a new location, our master bedroom, which is located in the same general part of the house as our two bathrooms. I had the roof inspected again with the same results. This time the roofer referred me to a company in Tucson specializing in this type of problem. I hired them and it was money well spent.

After hours of investigation they were able to locate the source of the problem. There are two louvers located at each end of the house under the peak of the roof. These louvers are to vent the attic area in order to reduce the high temperatures that build up during the hot summer months.

To simulate the high wind driven rain experienced during monsoon seasons the engineer sprayed water up into the area above the louvers, but below the roof peak. The water found its way into the wall behind our shower area. Upon inspecting the louvers, he discovered there was a ¼" gap between the louver and the outside wall. This gap allowed some of the water to run down inside the wall, where it hit the window frame which produced a Niagara Falls effect above the shower channeling the water to many directions, including under the floor tiles and rugs, to be absorbed by whatever wood was in its path as well as by our walls.

In my opening statement I charged design flaw, poor workmanship, or even both, as a reason for the damage to our home. Time, money and lots of sleepless nights have proved me to be correct.

The solution was to place an aluminum cover over the louver in order to prevent water from entering the inside walls, but still allowing proper venting of the attic. This fix, by the way, was placed on the home of a neighbor, one of the two others homes I cited as experiencing this same problem. Who installed this fix? I understand the builder did, under warranty, without notifying other owners who might also be affected.

I hope that disclosing this problem will give relief to others who now can check to see if you have a similar design flaw in your home. If you care to discuss this incident with me, I may be reached at 648-5461.

Wally Leibengood  
Home owner  
SIV

# MADERA

