

The San Ignacio View

MAILING ADDRESS:

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PRESIDENT'S DESK (by Joyce Bulau)

At the annual meeting we talked about our private roads, landscaping, investments, administration and general day to day requirements to sustain our property values. To get a better idea of future needs we retained Association Reserves to update a study they performed 5 years ago of known and anticipated costs to maintain our Association.

There are currently three areas that the board feels a need to address.

- 1) We have discovered more erosion areas and established an item within the Operating Budget to fund repairs of this nature as required. We recently engaged Westland Resources to conduct an in-depth study of the perimeter and interior slopes of our Common Areas to uncover potential erosion issues and offer suggestions for the treatment and/or maintenance of any problem areas. Westland has provided their engineer's opinion relative to 6 areas of concern and the probable cost of \$66,575 associated with their suggested treatments. Needless to say we will be obtaining further opinions and estimates to address these concerns.
- 2) We are self-managed and in 2006 contracted with Marianne Bishop a/k/a Reliable Secretary Service to perform day-to-day tasks for our Association. Since then she has been serving as the Secretary-Treasurer. We know that someday she will want to fully retire and, if we have to engage a professional management company, we will be faced with a much higher expense. To get an idea of just how high we sent a "Request for Proposal" to 5 professional management companies and received 3 quotes ranging from \$14,000 to \$ 25,000 per year. We would be at the high end of the scale to receive the comprehensive services currently provided by Marianne.
- 3) Our yearly Audit has been done by Jack Powers (a retired CPA who is a SIV homeowner). Jack and his Internal Audit Committee have volunteered many hours the past 5 years conducting an Audit to ensure our money is being handled correctly and that our bookkeeping is accurate. We are fortunate to have volunteers but we must prepare for this cost in the future if we have to engage someone from outside of the Association.

We know that we will be increasing our 2013 dues. The amount of the increase can only be determined after we receive the report from Association Reserves incorporating findings from Westland. These reports will be reviewed by our Financial Advisory Committee in the fall when we prepare the 2013 budget.

YOU ARE INVITED TO ATTEND

On V ^, Nov. 20 we will be holding our board meeting at the Canoa Ranch Social Center located at 5750 S Turquoise Mountain Drive [Click here for Directions](#) starting at 4 PM. After considering recommendations from the Financial Advisory Committee we will be voting on the 2013 budget. You will have a first-hand opportunity to hear how we allocate funds based upon our income and why we need to provide for adequate reserves. Please RSVP via email: info@sivhoa.org or to 520-625-4924 by Nov. 15 to ensure we have adequate handouts.

2013 DUES INVOICES

The invoice for the San Ignacio Vistas 2013 HOA dues will be mailed in early December to those not planning to be in Green Valley in December. To save postage our Neighborhood Watch captains will hand deliver to homeowners in Green Valley. If there is a question, let me know where you want your dues sent. If you have not received your invoice by mid December please contact me and I will provide a duplicate.

SAGUARO, Division of Republic Services

In April 2012 our five year contract called for a yearly 4% increase for trash service. Saguaro personnel missed instituting this because of personnel changes. As a result the contract is being amended to provide for a one year increase on April 2013 for a 6% increase. In April 2014 it will drop to the original 4%. Bottom line saving us 2% overall. The present contract covers 4/15/11 to 4/15/16.

MAINTENANCE COMMITTEE (MC) CORNER

Despite receiving around **NINE** inches of rain this year I want to commend our homeowners for maintaining their yards. They say the monsoon is all but over. Keep up the good work! Our association looks great. It also appears that our new maintenance contractor (Felix Landscaping) has made a positive impact on the neighborhood. No wonder we had 11 homes sell this year. (so far!)

CACTUS PUPS

Now that cooler weather is upon us in the mornings and the ground is softer after the monsoons we are looking for volunteers willing to plant some cactus pups. If you have cacti in your yard and you are willing to transplant them into the common area please coordinate this effort with the association prior to digging. Call the Secretary (625-4924) and someone will come by to consult with you.

ANNUAL TREE MAINTENANCE

If you are aware of a tree that abuts your property that you feel is in need of special service, you will need to submit a request for service to be received by the Secretary no later than November 15. The request form required is available in your Owners Handbook under Attachment 7.8 or on our website clicking on this [link](#). Please be specific and indicate if you want the tree pruned (either with or without special consideration -- such as: no topping, thin interior of tree only, etc.) or if you would like the tree removed.

SYMPATHY

Bonita Snow of Meadow Ridge Drive lost her husband Doug on January 1st after a long battle with ALS.

After a long illness, Ally Soest of View Ridge Drive lost her husband Orin on Valentine's Day which was their 59th wedding anniversary.

Paul Hogarty (resident on Vista Ridge Drive) was taken suddenly by a heart attack in April. Early morning walkers will miss being greeted with a tip of his hat as Paul and dog "Buddy" three-wheeled thru the subdivision.

Unexpectedly in May, Karen Leibengood of Hidden Crest Court lost her husband Wally.

On June 2 JoAnne Dahl of Harvest Moon Drive lost her husband, Jerome due to complications from COPD following surgery in April

NEIGHBORHOOD PHONE DIRECTORY UPDATES

WELCOME 2012 NEW HOMEOWNERS

<u>OWNERS</u>	<u>ADDRESS</u>	<u>ALT ADDRESS</u>	<u>PHONE(S)</u>
Edward, Louise and Theresa Bonin Former Owner: Kay Zwerling	4719 S Harvest Moon Dr		520-306-7561
Fred & LeAnne Siggelkov Former Owner: Marlene Hall	4804 S Desert Sunset Dr	Waterlou, IA	(C) 308-539-0251
Jim & Therese McClain Former Owner: Ekkehard & Hanna Hambrecht	4761 S Gloria Vista Dr	Astoria, OR*	(C)503-298-9007 * 503-325-1677
Sheila & Earl Billington Former Owner: Gene & Marcia Bengston	4783 S Prairie Hills Dr	Cedar Rapids IA*	(C) 262-894-0835 * 319-362-0486
Frank & Mary Thompson Former Owner: John & Sandy Vold	1689 W Sonoran View Dr		520-399-0862
Ron Lines Former Owner: Joe & Shirley Presley	4723 S Prairie Hills Dr		(C) 425-508-2649
Dick & Cheryl Burns Former Owner: Connie Erickson	4983 S View Ridge Dr	Julian CA*	(C) 760-271-0859 * 760-765-1027
Margaret Grost Former Owner: Bob & Judy Neessen	4895 S View Ridge Dr	Mecosta MI 49332*	(C) 517-331-2807 * 231-972-7310
Gary. & Heidi Geroux Former Owner: Gary & Paula Alkire	4975 S Prairie Hills Dr		520-867-8805
C. Clay & Susan M Marrs Former Owner: Larry & Emma Jean Zeller	4951 S Gloria View Ct	Tacoma, WA	(C) 253-282-3164 *(H)253-282-3169
Carlos Henriquez & Mary Chapman Former Owner: Helen Lee & Marvin Pardi	4707 S King Arthur Ct		520-648-9947

UPDATES:New Phone Numbers:**(C) = cell (H) = home**

Bivins, Gary & Ellen
 Cate, Jim & Dawn
 Irvin, Rick & Pam
 Larson, Bruce & Silvia
 Mastic, Roy and Phyl
 Nowak, Greg & Mary Jane
 Ross, Jack & Jean

Gary: (C) 520- 310-9406
 (H) 520-393-1115,
 Rick: (C) 520-548-8354
 (H) 520-207-1690;
 Alternate (H) 231-798-4851
 (H) 520-812-0998
 Jack: (C) 909-648-7701

Ellen: (C) 520-247-0757
 (C) 520-399-9361
 Pam: (C) 520-548-9354
 Silvia (C) 250-699-1266
 Jean: (C) 520-990-3967

THIRSTY THURSDAY

This community mixer is held on the last Thursday of each month between 4 and 6 PM in the winter months and; 5 to 7 PM May thru Sept. The only exception would be a month containing a conflicting holiday. Attendees should bring something in the way of an appetizer, finger food or dessert to share in addition to their own beverage. The "host location" is responsible for providing name tags, paper plates and napkins, plastic cups, utensils and ice. Never attended? Come see what you're missing! Schedule of events follows...

NEWCOMER'S RECEPTION – NOVEMBER 29

Thirsty Thursday will be a special event. We are extending an invitation to all homeowners that have purchased a home here since 2010. Of course we would like many of our homeowners to stop by between 4 and 6 PM to meet and greet our new residents. Please be sure to RSVP by November 26. We need your response for planning purposes.

2012 SCHEDULE

<u>DATE</u>	<u>HOST</u>	<u>TIME</u>	<u>LOCATION</u>	<u>RSVP by phone or email to:</u>
9/27/12	Jerry & Jerry Larsen	5-7	4839 S View Ridge	393-3938 / tjlarsen@msn.com
10/25/12	Ernie & Sandy Rueters	4-6	4911 S Harvest Moon	648-3933 / Roto1935@yahoo.com
11/29/12	NEWCOMERS RECEPTION	4-6	4731 S Harvest Moon	829-6924 / vdiamond1212@yahoo.com
12/27/12	Tom & Terry Curran	4-6	4831 S View Ridge	393-0234 / tomccurran@gmail.com

We are looking for host locations for 2013. If you have been attending this popular get-together but never hosted this is a good time to reserve a month when the weather is cool enough to hold the gathering on your patio! Call the Secretary or send an email to reserve the month of your preference. Always held the last Thursday of the month!

1/31/13		4-6		
2/28/13		4-6		
3/28/13		4-6		
4/25/13	Roger & Joyce Bulau	4-6	1764 W Vista Ridge Dr	970-692-3705

**I NEED INPUT FROM YOU REGARDING:
 2013 EDITION - SIV NEIGHBORHOOD PHONE DIRECTORY**

In January I will prepare the update to our directory. *If you have changed phone numbers since 2011* please email me at info@sivhoa.org or call 520-625-4924 to ensure that your listing is up-to-date.

GREEN VALLEY COMMUNITY PHONE DIRECTORY

I will be supplying the GVC Office with corrections to their phone book based upon information in my database. For new residents, or anyone that is not presently listed in this book and would like to be, please complete following sheet..

Mail or drop your information to the address given on the form. Please do it now so you don't forget.

Listings must be provided by October 15, 2012 in order to be included in the February 2013 edition.

GREEN VALLEY COMMUNITY PHONE BOOK

New Residents

You must complete and sign this card and return it to me in order to be listed in this Phone Directory for the first time. Listings will remain in the directory, as originally placed, until GVC is notified of any change or directed to remove a listing.

Delivery of Directories

Directories are delivered to each home in February

SPECIAL NOTE:

This book now allows two phone numbers. With many people dropping their land lines, the GVC is now publishing numbers for cell phones. For seasonal residents many have an area code other than our local 520 code. This is something that I fought long and hard for, so please take advantage of this opportunity.

(next page)
See ~~reverse side~~ for examples of the GVC listings.

IF MAILING

Complete and return to:
I need your response by 10/15!

San Ignacio Vistas HOA
Attention: Secretary
PO Box 1150
Green Valley AZ 85622-1150

** If your listing is NEW please make sure that you sign below where noted.

LISTING DEADLINE IS OCTOBER 21 (that's is for me to coordinate all of the changes!)

PLEASE CHECK YOUR LISTING IN THE DIRECTORY

NEW ^{**} LISTING
 CHANGE CURRENT LISTING
 ADDITION TO CURRENT LISTING
 REMOVE COMPLETE LISTING
 DATE _____

GREEN VALLEY DIRECTORY LISTING APPLICATION (PLEASE PRINT)

 Resident's Last Name First Name Middle Initial

 Resident's Last Name First Name Middle Initial

 Street # Street Name Subdiv./Area # City Zip

 Phone # Cell # Previous Address in Green Valley

SIGN:

 Resident's Former/Present Occupation If Active Resident's Former/Present Occupation If Active

SIGN:

 Resident's Former Hometown (City & State) Resident's Former Hometown (City & State)

HAND DELIVER TO: SAN IGNACIO VISTAS INC
 4771 S PRAIRIE HILLS DRIVE
 GREEN VALLEY AZ 85622-5809
 QUESTIONS, CALL 520-625-4924

ZANETTO VICTOR P 1666 W Circula De La Pinata GV.....625-6928 San Ignacio Heights Ventura CA Civil Service	ZELLER LAWRENCE S & EMMA JEAN 4951 S Gloria View Ct GV.....648-3046 San Ignacio Vistas Eaton Rapids MI Dentist; Artist	ZIMMERMAN DONALD C & DOROTHY F 1575 W Via De La Gloria GV.....399-3106 Canoa Vistas Redmond WA VP Ryerson Steel; Homemaker
ZANGRILLI M M 349 E Paseo Azul GV.....625-0669 Country Club North Pittsburgh PA	ZELLINGER MICHAEL A & MARILYN 2076 E Desert Fox Dr GV.....393-3941 Quail Creek Goshen IN Bowling Center Owner; Bowling Center Owner	ZIMMERMAN ERNEST I & IRENE P 950 W Rio Magdalena GV.....393-5599 Viewpoint Beaverton OR Accounts Executive; Medical Activities Director
ZANINOVICH MARTIN & DENETTE 18120 S Placita Del Silbido SAH.....625-1630 La Canada Norte (SAH) Reedley CA	ZELLNER J EARLE & MARY A 851 W Calle Del Regalo GV.....625-3289 Esperanza Estates	ZIMMERMAN ERNEST J 3870 S Calle Viva GV.....203-8645
ZAPPONE DONALD R 1604 W Via Mirasol GV.....603-2598 Desert Hills IV	ZENOBI VIRGINIA H 1492 W Via De Roma GV.....625-7445 Desert Hills IV San Jose CA	ZIMMERMAN JOHN C & JACQUELYN L 465B S Paseo Tierra GV.....625-6614 Villas West Traverse City MI Landscape Designer
ZARAGOZA CARLA E 1087 W Calle Del Libro SAH Dorado	ZENTZIS BETSY 1550 N Sage Sparrow Rd GV.....648-0959 Quail Creek Minneapolis MN Legislative Aide	ZIMMERMAN MORTON L & LORAIN E 635-2224 S Park Centre Ave GV.....393-6765 La Perla at La Posada Chicago IL; Kansas City MO Merchandise Controller
ZATARAIN ALEXANDRIA T 334 S Abrego Dr GV.....648-6914 Fairways I Home Care Assistance	ZEPEDA-KLOPF LEA 4959 S Gloria View Ct GV.....399-0380 San Ignacio Vistas	ZIMMERMAN RICHARD & LORRAINE 1400 N Rio Sonora GV.....625-6574 Villages Of Green Valley Jackson MI Real Estate Act
ZAUER ROBERT E & BARBARA 1711 Placita Peseta GV Canoa Seca Holly MI Engineer; Teacher	ZEPP ALLEN FERN 1453 W Via Mirasol GV.....207-7376 Desert Hills IV Perkasie PA Educator; Bank Officer	ZIMMERMAN ROGER L & ELKE I 1920 W Via Del Pulpo GV.....829-6397 Canoa Ranch NW
ZAUKAS EDWARD G & HELEN M 112 E Santa Rebecca Dr GV.....625-1187 Desert Meadows III Fontana WI Chicago Fire Dept	ZEPP WARNER & SONJA 231 E La Espina GV.....648-5975 Desert Meadows I Lt Col USA Ret	ZIMMERMAN STEVEN R & DIANE R 189 E Camino De Diana GV.....648-2366 Villas Santa Rita Norwalk IA; Norwalk IA Civil Serv Tech; Homemaker
ZAVITZ LINDA R 3775 S Paseo De Los Nardos GV.....393-1168 The Springs Lisle IL	ZICKE ANTHONY A & ANGIE T GONZALEZ 17240 Camino Cartagena GV.....648-3480 Las Quintas Serenas I-II Burlingame CA Marina CA Sheet Metal Worker	ZIMMERMAN WILLIAM A & CLARE 220 W Calle Del Chancero GV.....648-1314 Casa Paloma II Minneapolis MN Mining; Education
ZAVRL EUGENE J & MARILYN M 1591 W Placita Garbo GV.....207-2570 Desert Hills VI Sheboygan WI Anesthesiologist; Housewife	ZIDONIS RICHARD 3040 S Via Del Tiro GV Desert Hills IV * * * 440-969-1996	ZIMMERSCHIED PAUL T & GLORIA 133 E Santa Belia GV Desert Meadows II
ZEBB RUTH M 4670 S Moon River Pl GV.....203-7804 San Ignacio Vistas II Salem OR Telecommunications	ZIEGELBAUER JOHN A & MARY J 300 N Bluebird Dr GV.....399-0438 Las Campanas Capistrano Valrico FL Defense Contractor; Teacher	ZIMROT EFRAIM S 500-153 W Camino Encanto GV.....399-0924 Silver Springs Assisted Living Ithaca NY Social Worker
ZEBOLD GEORGE A & EILEEN B 455 S Camino Triunfante GV.....648-5780 Portillo Hills Glenview IL	ZIEGLER GEORGE A & NANCY A 4843 S Prairie Hills Dr GV.....203-8981 San Ignacio Vistas Pagosa Springs CO * * * 970-946-7995	ZINDRICK RICHARD & MARY 268 N Bent Ridge Dr GV.....393-7499 Las Campanas La Capistrano Warrenville IL Graphic Arts
ZEHR ROGER E 321 E La Abra GV.....625-3476 Fairways II Zurich Switzerland	ZIEMER EMIL & PRISCILLA 1020 W Calle Del Regalo GV.....625-9469 Esperanza Estates Gladwin MI Dow Chemical Co; Bank Loan Officer	ZIPPRICH CATHIE A 819 W Greenview Pl GV.....625-5653 The Greens Eagle WI
ZEHRER LEO A & MARY V 753 W Circulo Napa GV.....399-2102 Esperanza Estates Brooklyn MN Veterinarian	ZIENTKO STEVEN W & JOANNE 762 W Placita Quieta GV.....648-3985 Alamos Chicago IL	ZIPSER KAREN L 368 S Paseo Quinta GV.....344-7379 Holland MI
ZEIGNER VERNON L & MARILYN L 1501 W Acala GV.....625-5993 San Ignacio Heights Los Alamos NM Mechanical Engineer	ZILLICH JOHN M & CAROL A 17931 S La Canada Dr SAH.....625-1334 Santo Tomas Village	ZIRKLE HOWARD & PIRJO 4169 S Anastacia Ct GV.....648-5148 San Ignacio Heights Metuchen NJ Wakefern Food Corp; Sales Coordinator
ZELLER DOROTHY D 337A S Paseo Cerro GV.....625-0346 Villas East Duluth MN	ZIMMERMAN BRUCE D & GINNY R 2785 S Via del Bac GV.....648-2206 Desert Hills IV	ZISKA WILLIAM F & BETTE L 3359 S Calle Del Albano GV.....625-9385 Canoa Ridge South St Paul MN Armour & Co
ZELLER GREGG A & NANCY A 1042 W Calle De Pitahaya GV.....393-7887 Canoa Ridge River Forest IL Insurance Claims; Legal Secretary	ZIMMERMAN CARL K 3640 W Calle Cinco GV.....618-9813 Operator Santa Rita Nursing Ctr	ZITTEL RUDOLPH 1840 N Pacana Wy GV.....648-0680 Pueblo Estates

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IF YOU HAVE TWO CELL PHONES AND BOTH HAVE AN AREA CODE OUTSIDE OF THE 520 AREA
BOTH PHONE NUMBERS WILL BE ON THE LAST LINES OF YOUR LISTING, AND HOPEFULLY BOLDED