

The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85614

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FINANCIAL UPDATE (by Robert Christensen)

At its November 5 meeting your Board approved the Budget for 2008. Operating expenses are budgeted at \$58,427, a slight increase over 2007 actual of \$57,490 and a slight decrease from the 2007 budget of \$58,600. Operating expenditures for 2007 came in below our November estimate largely because of the diligent efforts of the maintenance committee to contain the cost of our annual tree trimming project and a reduction in the cost for common area maintenance in December. Thanks to all of the Maintenance Committee members that served to oversee this project.

Revenues in 2008 are budgeted to increase to \$98,260, up \$15,805 over 2007 or 19% (includes \$15,960 from the increase in the dues assessment to \$420 and a slight decrease in interest income). All of this increase and a total of \$40,000 is earmarked for transfer to the Reserve Account following the January 14 Board meeting.

During 2008 we plan to seal cracks (\$8,900), reseal the streets (\$38,900), repair storm damage to a drainage line (\$4,000), paint culvert rails (\$500) and begin the curb seal program (\$7,000). Altogether we expect to spend approximately \$60 to 65,000 on reserve projects and taxes this year. To fund these projects we will need all of the \$40,000 transferred from the operating account in January plus the interest we expect to earn on our investments (\$8,500) plus as much as \$16,500 of existing reserve account balances.

A copy of the year end report to the homeowners together with detailed notes is posted to the association website. Copies of the monthly reports to the homeowners association accompany the minutes for each board meeting. The budget for 2008 and the replacement reserve plan accompanied the dues letter mailed to all homeowners in late November.

Thanks to the following homeowners that served on the Financial Advisory Committee this year: Bob Christensen (President – Past Chair); Marianne Bishop (Treasurer); Jim Chervenka and Larry Engel (Maintenance Committee); Greg Nowak and Ruben (Don) Strong (at large members in 2006-7); Mike Eman and Jack Powers (at large members 2007).

2007 FINANCIAL REVIEW

Greg Nowak, Jack Powers (Chair) and Ed Wismeyer have volunteered to serve on an Audit Committee. Both Jack and Ed are retired CPAs and Greg is an experienced businessman. None are presently serving on the Board. By forming this Committee the Board expects to save the \$2,000 normally paid to an outside CPA. The Audit Committee will examine the books and accounts of the Association for 2007 including the year end cash basis Financial Statements and report their findings to the Board at its February 4 2008 meeting and to the membership at the February 28 2008 Annual Meeting.

HELP we NEED you! The Maintenance Committee is in need of new members!

The Committee normally operates with 7 members. Recently one was obliged to retire and two more are expected to retire shortly. We need 3 volunteers interested in overseeing/directing Common Area Maintenance, Annual Tree Trimming or Street Maintenance. It would be ideal if you are a year around resident or are here from at least October thru April. Tasks such as checking on the Maintenance Crew when they arrive and leave to make sure they are giving us the hours we are paying for, surveying streets/sidewalks looking for damage are just some ways you can contribute. Call and I will put you in touch with someone from the Committee that can tell you what they do and see if you would be interested.

WELCOME new residents - since Sept 2007 !

Richard & Donna Patrick 1644 W Vista Ridge Dr (new residents of GV) who summer in Boise, ID
Fred & Sharon Renshaw - 1445 W Hidden Crest Ct (formerly Canoa Hills) who summer in Backins MN

DECORATIONS COMMITTEE

Chaired by Royce & Lillie Hill together with Ron & Nell DeVree, Mike Eman and Fred Newton were responsible for generating holiday spirit at our entrances. We received many compliments for the light display at the del Sol entrance which is being converted to LED saving electricity. Thanks, we appreciate your efforts.

MAINTENANCE CORNER (by Robert Christensen)

On January 7 the Maintenance Committee met with our consultants, Roy Erichsen and Roger Westrate to open bids for the crack sealing, curb sealing and seal coating projects. After careful consideration of bids submitted by Ace Asphalt, Bates Paving and Sunland Asphalt the Committee determined that each of the three contracts for 2008 work should be awarded to Sunland Asphalt for a minimum cost of \$54,752. The Maintenance Committee submitted their recommendation in the form of a Reserve Fund Project Request to the Board on January 14 who agreed to accept the project proposal of Sunland. Sunland proposes to complete the crack and curb sealing projects over a 2-3 day period in February and the seal coating over a 2-3 day period between April 15 and June 15.

FOR SALE SIGNS

At its December meeting the Board approved new rules covering the placement of a For Sale Sign on private property within the Association. Previously our CC&Rs prohibited such signage, but this limitation was lifted by a state law that went into effect in September.

1. Owner or Realtor on behalf of Owner may place one For Sale sign and one For Sale sign rider on their private property.
2. For Sale sign must be in "like new" condition, professional in appearance and sufficiently sturdy to withstand microburst and other storms.
3. The For Sale sign and the For Sale sign rider may be posted in a front window, on a front gate or front wall or in the front yard. It may not be posted in or affixed to a side or rear window, gate, wall or yard.
4. The size of the sign is limited to 18" x 24" by State Law. A single rider not exceed 6" x 24" may be attached to the sign as permitted by State law.
5. If a signpost or other sign holding device is used it must be placed at least three (3) feet away from the sidewalk, the driveway and the property line. The sign post or holding device may not exceed five (5) feet in height and must be professional in appearance, "freshly painted" in "like new" condition.
6. Owner is responsible for any damage to underground lines or to other property caused by either the installation or removal of the sign. Owner is also responsible for storm driven damage the sign might cause to plants or other property.

ACCIDENT AT CALLE TRES ENTRANCE

Be very careful when making a left turn across traffic when traveling south on Camino del Sol onto Vista Ridge at our West entrance. As one of our residents can tell you the traffic coming up the hill has "limited sight" and if they are driving too fast you will not be able to get out of the way. A golf cart and SUV are very mis-matched, but fortunately our resident is alive to tell her story. The golf cart didn't fare as well.

EMAIL ADDRESSES

173 residents have given me their email addresses. Several emails are being returned, possibly because of a change in providers. If you are not receiving emails regarding SIVHOA from me and you have given me your address, your server may be deleting them and identifying it as SPAM because my distribution list is so long. You need to add the following email address to your address book in order to allow incoming mail: barxmar@cox.net or info@sivhoa.org. When you change email addresses, please let me know. THANKS

NEIGHBORHOOD GARAGE SALE: Feb 29 – Mar 1 2008 (7 AM-2 PM)

If you are selling something you think will help attract buyers let me know so that I can include it in the Green Valley News advertisement. One homeowner is going to sell a golf cart. Tell me about things like trains, collectables, furniture, etc. You don't need to register in order to participate.

Also, I am looking for volunteers to help with sign placement, etc. Let me hear from you with your suggestions and if you would like to serve on an ad hoc committee to help organize this event.

LOST AND FOUND

1. If you have a hide-a-key that attached to the frame of your car, please check to see if it might be missing. One of our residents on Desert Sunset found a plastic key holder in the street during late November and turned it over to me in the hope that I could find the owner. Give me a call if you are missing yours. Possibly I have it. (Marianne – 625-4924)
2. Jen Loveland LOST a plain stainless steel spreader when everyone left their Thirsty Thursday party in December and she also FOUND the following items: a tiny cowboy boot full of picks, a towel and a sport drink holder white with red writing (Healthsouth). Call her to claim a lost item or return her spreader. (Jen - 393-1368)

SYMPATHY

On the passing of Carl Flick husband of Delores at 4815 S Harvest Moon Drive and Ken Herman husband of Susan at 4797 S. Gloria Vista Drive. Although words cannot begin to ease the sorrow of your loss please know you are in our thoughts.

ANNUAL MEETING SIVHOA HOMEOWNERS

The Annual Meeting will be held in the Saguaro Room at Canoa Recreation Center on Thursday, **February 28, 2008**. Coffee and donuts will be served and registration begins at 8:15 AM with call to order at 9 AM. There will be a speaker from the Border Patrol around 9:15 AM and a short film about the CERT program

Board Meetings

Although we try to adhere to our schedule, you never know what might happen to necessitate change. If you plan on attending, check the website (www.sivhoa.org) or call the secretary (625-4924) in advance.

Mon. February 4	10 AM	Canoa Rec Center - Mesquite Room
Mon. March 10	9 AM	4903 S Prairie Hills Drive
Mon. April 7	9 AM	Canoa Rec Center - Mesquite Room

CLIP AND SAVE:

(MARK YOUR CALENDAR)

SAGUARO ENVIRONMENTAL 2008 HOLIDAY COLLECTION SCHEDULE

Memorial Day – Monday, May 26 2008

Collections will be on Tuesday, May 27 and Friday, May 30

Independence Day – FRIDAY July 4 2008 - SIVHOA collections will not be affected that week

Labor Day – Monday, September 1 2008

Collections will be on Tuesday, Sept 2 and Friday, Sept 5

Thanksgiving Day – Thursday, November 27 2008

Collections will be on Monday, Nov. 24 and Friday, Nov 28

Christmas Day – Thursday, December 25 2008

Collections will be on Monday, Dec 22 and Friday, Dec 26

New Year's Day – Thursday, January 1, 2009

Collections will be on Monday, Dec 29 2008 and Friday, Jan 2 2009

GARAGE SALE: Feb 29 – Mar 1 2008 (7 AM-2 PM)

THIRSTY THURSDAY

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

DATE	HOST/HOESSTESS	PLACE	RSVP
1/31/2008	Bob & Karen Christensen	4735 S Prairie Hills Dr	393-0304
2/28/2008	Hank & Bernie Chulumovich	4903 S Prairie Hills Dr	399-0503
3/27/2008	Jim & Karen Steffen	4868 S Desert Sunset Dr	625-9288
4/24/2008	Barry & Marianne Bishop	4771 S Prairie Hills Dr	625-4924
5/29/2008	Elizabeth Cohen	4881 S Gloria Vista Dr	399-0988
6/26/2008	Cleo Harrington	4791 S View Ridge Dr	399-4555

DISASTER PLANNING

(excerpts from the FEMA website)

Following a disaster, first responders who provide fire and medical services may not be able to meet the demand for these services. Factors such as number of victims, communication failures, and road blockages may prevent people from accessing emergency services they have come to expect at a moment's notice through 911. The citizens may have to rely on each other for help in order to meet their immediate lifesaving and life-sustaining needs.

This is where CERT (Community Emergency Response Team) plays a part. Help us be able to see that any residents in our association having special needs or requiring assistance get the support they require in the event of a disaster by completing the questionnaire included with this newsletter. Of course this is not mandatory, but if we have this type of information in our database we could be able to direct members of the Community Emergency Response Team to these homes to arrange for necessary aid.

Following are some things you need to consider because a disaster plan can mean the difference between life and death.

- ✓ How will you escape your home?
- ✓ Will you require assistance?
- ✓ Where will you meet family members?
- ✓ What route will you take out of your neighborhood if evacuation becomes necessary?
- ✓ Do you have an alternate route in case your route is blocked or otherwise impassable?
- ✓ What will you take with you? Medications, important documents, etc.
- ✓ Where will you go?
- ✓ What will you need to shelter in place? Do you have or enough of those items?

You should play the "What if?" game (What will I do if this happens?) for every hazard that presents a high risk to the community. Then begin within the home and work outward to answer the questions above.

The answers to these questions may be different depending on the hazard, and you probably will not be able to plan for every event that could happen. By playing "What if?" with high-risk hazards, you will be better prepared for any hazard that might strike.

To get started . . .

- Contact your local emergency management office <http://www.fema.gov/> - 1 (800) 621-FEMA (3362)
And/Or your local chapter of The American Red Cross 5301 E Broadway Blvd 520-318-6740
 - Find out which disasters are most likely to happen in your community, such as a toxic spill after a train derailment or truck being overturned on Rt. 19.
 - Ask how you would be warned.
 - Find out how to prepare for each type of disaster.
 - Discuss with your family the types of disasters that could occur.
 - Explain how to prepare and respond.
 - Discuss what to do if advised to evacuate.
 - Practice what you have discussed.

Plan how your family will stay in contact if separated by disaster.

- ✓ Pick two meeting places:
- ✓ A location a safe distance from your home in case of fire.
- ✓ A location outside your neighborhood in case you can't return home.
- ✓ Choose an out-of-state friend as a "check-in contact" for everyone to call.

Complete the following steps.

- Post emergency telephone numbers by every phone.
- If you don't know how to shut off water, gas, and electricity at main switches you can call the local CERT organization and possibly they will send one of their members to your home to show you how. Contact Bill Kerr at 399-1234
- **Make sure the smoke alarms are operational**, especially near bedrooms; test them monthly and change the batteries once a year, say on a birthday or New Years or some other memorable occasion like an anniversary. It is very important! If you use Lithium batteries they last approximately 8 to 10 years – just remember to record the date you changed them – and not loose the paper!
- **If you can't get to your alarms to change the batteries you can call the Fire Prevention Bureau @ 625 9400. Ask for Mark Stonestreet or Greg Hernandez. They will make an appointment with you and will likely assign a member of the Green Valley Fire Corps to perform the task.**

REQUEST FOR ASSISTANCE DURING AN EMERGENCY
ALL information will be kept strictly confidential

I/(we) would need assistance to evacuate in an emergency because of:

_____ BLIND /LIMITED SIGHT _____ HEARING IMPAIRED

Assistive aids _____ OXYGEN _____ WHEEL CHAIR _____ WALKER

_____ PROSTHESIS _____ UNABLE TO WALK A DISTANCE

OTHER: _____

_____ I/(we) would require assistance in turning off utilities.

_____ I/(we) do not require assistance, but would be willing to aid during an emergency by helping a neighbor(s) to turn off water, gas, and electric.

Lot # _____

Name _____

Address: _____ Phone: _____

Please mail this form to: SAN IGNACIO VISTAS INC. HOA
Attention: Marianne Bishop, Secretary
PO BOX 1150
Green Valley, AZ 85622-1150

Or email me: info@sivhoa.org

UPDATE / CHANGE OF ADDRESS FORM

Lot#: _____

Owners Name: _____

Property Address: _____

Mailing Address: _____

NOTE: A phone number and email address are EXTREMELY important if we need to contact you in case of an emergency. **When or if your email address changes please let me know.** Thanks

Telephone: _____ EMAIL: _____

SUBMITTED BY: _____ EFFECTIVE DATE: _____
(Signature)

Please provide each time your mailing address changes

MAIL TO: **San Ignacio Vistas, Inc.**
Homeowners Association
PO BOX 1150
Green Valley, AZ 85622-1150

You may also fax the changes to FAX (520) 625-5166 or COMPLETE THIS form on our Website.

