

The San Ignacio View

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ANNUAL MEETING MINUTES

If you were unable to attend the Annual Meeting of members on February 17, 2009, I would urge you to take the time to read the presentations by the officers/committees together with the annual financial reports that are recapped in the minute book and provided to keep you abreast of the wellbeing of the Association.

ARCHITECTURAL COMMITTEE NEWS

Until further notice Marianne Bishop will be your point of contact for any Architectural Committee matters.

Over the summer the Architectural Committee will be preparing an Owners Handbook for San Ignacio Vistas. Once approved by the Board it is envisioned that the Handbook will replace our existing rules and regulations and supplement the CC&Rs and Bylaws as an integral part of our governing documents. All owners will be able to use the Handbook to quickly determine what rules, if any, apply to their situation and the necessity and procedures to obtain permits or approvals. The Handbook will also serve as a guide to members when serving on a Committee or the Board.

During this interval three Board members (Marianne Bishop, Bob Christensen and Ed Eick) are serving as the Architectural Committee. Their primary focus will be the drafting of the Owners Handbook. They will be calling on former Committee and Board members to assist in this effort. If you have a question regarding the Handbook or wish to make a contribution, please contact Marianne Bishop.

SHARE YOUR LANDSCAPE SUCCESS

We need help with an important project. The Architectural Committee will be developing an illustrated manual bringing together information that would benefit new owners or ambitious landscapers presenting useful guidelines for successful plantings in San Ignacio Vistas. If you have landscaping knowledge you are willing to share contact Marianne Bishop.

REDESIGNED WEBSITE

Watch for the implementation of our new website which should be up and running in the near future. This streamlined site should make it easier to navigate. If you have any suggestions for items you would like to see on your website please contact the Secretary.

IT'S NOT TOO EARLY

... to begin thinking about submitting an application to be placed on the slate of candidates for the board for 2010. This coming year we will have two positions up for election. Also, the board is considering adopting language to do away with nominations from the floor, much like GVR has done, in order to streamline the election process. There will be more about this subject in the September newsletter. Let the Secretary know if you have an interest in serving on the board.

BOARD MEETING SCHEDULE

The last meeting prior to summer is May 4. June, July and August meetings are cancelled. The schedule resumes Sept. 14. Board meetings begin at 9 AM and are held at 4735 S Prairie Hills Drive.

FINANCIAL UPDATE

Recently your Financial Advisory Committee met to consider its annual update of the Replacement Reserve Plan. Committee members include Marianne Bishop, Jim Chervenka, Bob Christensen, Rick Irvin, Kerm Jensen, Greg Nowak, Jim Steffen and Don Strong. To provide a frame of reference, the Committee also examined a forward looking plan for the maintenance of our streets, sidewalks, curbs, drainage channels, retaining walls and monuments and a related plan that identifies the funds that will be needed to sustain this maintenance program.

We think the projected contribution to reserves for 2009 will be \$203 per lot. A change in accounting for taxes will allow us to reduce that contribution to \$189 per lot in 2010.

The balance of the dues assessment is for operating expenses which includes maintenance of our common areas, tree trimming and other ongoing expenditures. In 2009 these costs are projected at \$247 per lot. The Financial Advisory Committee will meet again in the fall, probably in October, to review the operating budget for 2010. We are fairly confident there will be no need for a dues increase.

A copy of the Financial Advisory Committee's report to the Board will be posted with the April 6 board minutes once they are approved at the May meeting. Marianne Bishop will also provide a copy of the report to individual homeowners upon their request.

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
4/30/09	Orin & Althea Soest	4751 S View Ridge	269-7114
5/28/09			
6/25/09			
7/30/09	George & Nancy Ziegler	4843 S Prairie Hills Dr	203-8981
8/27/09	Rob & Fran Altstaetter	4836 S Desert Sunset Dr	207-1899
9/24/09			
10/29/09	Duane & Linda Nealy	4983 S Harvest Moon Dr	625-0622
11/19/09	Ed & MaryJo Eick	1477 W Hidden Crest Ct	664-5752
12/31/09	Delores Leavitt	1773 W Sonoran View Dr	399-2210

If you would can host any of the open months please call Delores Leavitt 399-2210) who has graciously offered to oversee scheduling. Reminders are sent to homeowners on our email distribution list the weekend prior to each event.

SAGUARO ENVIRONMENTAL - COLLECTION SCHEDULE

Memorial Day	Collections will be on <u>Tuesday, May 26</u> and <u>Friday, May 29</u>
Independence Day	<i>Collections will not be affected that week</i>
Labor Day	Collections will be on <u>Tuesday, Sept 8</u> and <u>Friday, Sept 11</u>
Thanksgiving & Christmas:	<i>Collections will not be affected for those weeks</i>

CONDOLENCES ARE EXTENDED

to Everett Everson (Meadow Ridge Dr) who lost his wife Jane to a battle with cancer

WELCOME NEW HOMEOWNERS – *since JANUARY 2009*

Patrick & Rosemarie Imgrund 4887 S Gloria View Ct / St Cloud MN
Terry & Loretta Arnholt 1422 W Hidden Crest Ct / Divide, CO
Douglas Manwaring 4943 S Gloria View Ct / Canoa Canyon Estates, Green Valley

LEAVING FOR THE SUMMER?

HAVE YOU arranged to have someone take care of your yard while you are away to spray for weeds, monitor your drip system for leaks and treat any water features with mosquito repellent? We have had very active Monsoon seasons in the last two years. The good side is that I recently heard that our water table is on the rise.

Unkempt property is more likely to invite break-ins during a slow economy. A home that appears to be vacant becomes even more tempting. We remind you to inform the Sheriff's Auxiliary and your neighborhood watch representative of the period of time that your home will be unoccupied. If you are unsure how to contact your watch captain they are referenced in the Neighborhood Phone Directory. Also insure that the Association Secretary (Marianne Bishop) has your other contact information in case of a home emergency.

I have often heard it said, it isn't a question of **if** you will get *termites* in Arizona, it is **when**. If you haven't had a professional inspection, or have some type of termite contract to protect your property you might want to consider doing both.

TIME TO TRIM DEAD PALM FRONDS AGAIN

Please arrange to have these removed as we are having unusually heavy spring winds that could turn them into missiles causing potential injury or property damage. Since many of the palms are now well above roof height they are more pleasant to view without dead foliage. Your neighbors on the street above you will be appreciative.

MAINTENANCE COMMITTEE NEWS

The Maintenance Committee has been working with Santa Rita Landscaping, our new contractor for the Common Areas, on a list of new plants that would work well in our arid environment. They are hopeful to identify different flora that would enhance our Commons. Establishing new plantings without a water system is the biggest hurdle, and if a plan can be worked out we would do a test in early July to take advantage of the monsoon rains.

This year Santa Rita is performing spraying for Bufflegrass and it is hoped that it will make a positive effect and lessen the need for weed-whacking!

CANOA RD/I-19 INTERCHANGE

The roundabout on the west side of I-19 is fully operational. All of the directional signs and lighting have been installed and W. Canoa Ranch Drive that exits at the west end of the roundabout leading to Camino del Sol has been opened.

VEHICLE REMINDERS

For your consideration here are some guidelines from the CC&Rs and HOA Rules regarding vehicles.

- All vehicles
 - Vehicles displaying "For Sale" signs may not be parked, except inside garages
 - Use and / or occupancy of a vehicle or recreational vehicle as living quarters is prohibited
 - Designated parking areas are for **short-term** and overnight parking
 - Shall not park on or block sidewalks
 - Shall not be washed on the streets
- Passenger vehicles:
 - Parking in front of a Lot is limited to 6 hours or less in any 24 hour period
 - Overnight parking on the streets is **prohibited**
- Recreational Vehicles
 - May be parked in the street in front of Owner's Lot for loading or unloading for no more than 48 hours in any 7-day period. They must be marked with safety triangles, traffic cones, etc. to enhance visibility.
 - May be parked in the parking area of an Owner's Lot or any designated common parking areas no more than 72 hours in any 7 day period and no more than 144 hours in any 30 day period.

REMINDER REGARDING SATELITE DISHES

With all of the advertisements and competition between Cox, Qwest and Direct TV, if you are considering installing a dish, we want to remind you that there is a procedure to follow apart from the Architectural Submittal form. Excerpt from our Homeowners Rules:

Homeowners shall complete a notification form as prescribed in REVISED RULES FOR ANTENNA INSTALLATIONS, MAINTENANCE, AND USE, and NOTIFICATION PROCESS, adopted by the Board on 07 July 2003. [1]

[1] A copy of the revised rule was mailed to each household as a separate document in the same mailing as the July 2003 Newsletter.

Antenna is defined as follows: Any device used for the transmission and receipt of video or audio services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS).

There are also guidelines in our CC&Rs under Section 12.13 covering this topic.

All of the documents referred to above can be found on our website if you do not have them in your file. They are also available to you by calling the Secretary at 520-625-4924.

SHREDDING EVENT

The Pima County Sheriff's Department along with AVID, are going to be providing document shredding services at the following location:

La Canada/Continental (Professional Plaza)
141 S. La Canada Green Valley
June 13th between 8 AM – 12 NOON

This event is free of charge to private citizens (no businesses), and will allow you to come by and have documents and papers destroyed. AVID Company will provide the shredding truck and will shred your documents while you wait. Arizona is still number one for identity theft. Now is the time to get rid of those papers you no longer need. Direct questions to: Pima County Sheriff's Department, Community Resources Unit at 351-6904 or AVID Destruction Company 623-7588