

The San Ignacio View

Editor: Marianne Bishop, Secretary

JAN. 2007

THANK YOU

LINDA GREGORY, who served on the Board of Directors as President, Vice-President, Treasurer, Liaison and Acting Chair of the Maintenance Committee, has recently found it necessary to resign these positions. Linda made a very positive addition and contribution to the Board. Thank you very much Linda, we miss you.

The **DECORATIONS COMMITTEE**, consisting of Gene Bengston, Barry & Marianne Bishop, Ron & Nell DeVree, Royce & Lillie Hill and Linda & Bruce Morgan did a lovely job in decorating both entrances. We really appreciate all you did to make our holidays merry and **BRIGHT**.

On December 19-21 La Sierra performed the **annual tree trimming project**. This year was an active monsoon season and we had many calls about obstructed views. Thanks to all of the **MAINTENANCE COMMITTEE** members that served to oversee this project.

Thanks to the following homeowners that volunteered to serve on the Budget and Financial Advisory Committee: Greg Nowak, Jeanne Russell Soule and Don Strong.

REFLECTIVE MARKERS ON CALLE TRES

Thanks to Gorman Fisher, our President, driving Calle Tres after dark and looking for the entrance to SIV on View Ridge Drive just got a little easier. Two poles, each containing yellow reflective tape, have been installed on either side of this entrance. When approaching SIV from Frontage Road your headlights should illuminate the reflective pole on the east corner of Calle Tres and View Ridge, just prior to our entrance. Coming down the hill on Calle Tres the pole is on the northwest corner (left side of Calle Tres), just a little west of View Ridge and the SIV monument.

PAINT RULE REVISED

Our Architectural Committee is to be complimented on their efforts in revising language governing the Repainting of SIV Homes and Trims, which is part of the Homeowners Association Rules. The clarity and presentation of the color matrix as well as rewording the rule is an enormous improvement over the previous version. In addition, the effort of contacting three major paint providers, establishing discounts to our homeowners, creating coding for SIV colors and putting together 3-ring binders with each of the paint chips will be a tremendous benefit to SIV.

The Homeowners Association Rules, containing the revised Paint Rule, are enclosed with this newsletter. Please replace the 02-06-06 version behind the tab "Rules and Resolutions" of your Governing Documents binder with the 12-04-06 revision.

LIGHTS OUT IN SIV?

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 your neighborhood watch captain) in order for them to maintain this exterior light.

PRIVATE PROPERTIES (excerpt from Homeowners Rules)

1. Owners shall maintain exterior garage light(s), since these lights are the only lighting for streets and sidewalks.

Recommendations from Homeowners:

Lot 152 shared: "The ideal bulb for the exterior garage light is the 15 watt GE fluorescent spiral. Guaranteed for five years, it puts out almost 60 watts of light. The package calls it 'soft white 60'."

Lot 042 writes: "The only bulb that we have had any luck with is **AERO-TECH 20,000 HOURS**, available at Ace Hardware. The GE's don't last a dog-watch." (Editor's comment: Not exactly sure how long that really is!)

NEIGHBORHOOD DIRECTORY

The Second edition of this directory is in the mail. Be on the lookout for your copy.

– Mark your calendars and reserve the following dates

ANNUAL MEETING SIVHOA HOMEOWNERS

The Annual Meeting will be held in the Saguaro Room at Canoa Recreation Center from **9 AM to Noon** on Thursday, **February 15, 2007**. Coffee and donuts will be served and registration begins at 8 AM with call to order at 9 AM.

Trash Collection Services Forum

On Monday, **January 8** at the Desert Hills Social Center from 1 to 3 pm the GVCCC is hosting a *Trash Collection Services Forum*. Representatives from Saguaro, Talking Trash and Waste Management will be present. Saguaro and Waste Management will also have their automated side-load collection trucks and collection carts on display. Both Saguaro and Waste Management propose to automate their service to Green Valley residents using this equipment over the next 1 – 3 years.

Neighborhood Garage Sale

The **SIV Garage Sale** is scheduled for **Fri. & Sat. Feb. 23-24, 2007**. Take advantage of this opportunity to search your closets and garage to dispose of seldom used items taking valuable space. Remember, your **junk** is another person's **treasure!** Sale hours: Friday Feb 23 8:30 am to 3:00 pm and Saturday Feb 24 from 8:30 am to Noon.

THIRSTY THURSDAY schedule

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

DATE	HOST/HOSTESS	PLACE	RSVP
Dec 28	Royce E & Lillie J Hill	4925 S Meadow Ridge	648-1216
Jan 25	Jim & Karen Steffen	4868 S Desert Sunset Dr	625-9288
Feb 22	Ron & Rose Marie Lemke	1665 W Sonoran View Dr	625-0092
Mar 29	Bob & Geraldine Greb	4737 S Gloria Vista Dr	207-0601

For planning purposes, if you can attend, please RSVP to the host/hostess

TRASH AND RECYCLE SERVICE COMMITTEE APPOINTED

Marianne Bishop and Roger Mikusek, co-chairs of this committee consisting of Jim Chervenka, Bob Christensen and Homeowners: Tom Dewey, Jack Powers and Georgene Sorenson are reviewing options to present to the board on how best we can guarantee that SIV continues to receive the method of collection service we currently enjoy.

NEEDED – A few good men or women !!!

At its December 4 meeting your Board appointed a Nominating Committee consisting of Robert Christensen (Co-Chair), Gorman Fisher, Roger Mikusek (Co-Chair) and Greg Nowak. If you are interested in serving on the Board, or know someone you think may be interested, please contact one of the Nominating Committee **ASAP in order to be included on the ballot to be mailed January 23rd**.

If you are interested in serving on one of the following committees

Architectural - Maintenance - Neighborhood Watch - Welcoming

please contact the Secretary (625-4924) or via email: info@sivhoa.org

WELCOME! - NEW RESIDENTS

Since September 2006 we are pleased to welcome the following residents to San Ignacio Vistas:

Thomas M & Joan M Finch	4927 S View Ridge Dr
Robert P & Geraldine A Greb	4737 S Gloria Vista Dr
James C & Deborah C Nance	4963 S Prairie Hills Dr
Royce E & Lillie J Hill	4925 S Meadow Ridge Dr

FINANCIAL MATTERS

- ✚ **If you have not paid your 2007 SIVHOA dues**, you have until January 15, 2007 before they are considered delinquent. If you did not receive your statement please contact the Secretary and she will send you a duplicate.

The Annual Dues are delinquent if not paid within 15 days after the due date. Interest accrues at a rate determined by the Board and will be applied uniformly against all delinquent accounts. In addition to accrued interest, the Board may impose a late fee on any payment that is not received within 15 days after the due date. The amount of such late fee will be equal to 10% of the amount due or \$15.00, whichever is greater.

- ✚ At its November 6 meeting your Board approved the Budget for 2007. Operating Expenses are budgeted to increase to \$58,600, up \$1,739 or 3% over 2006 Estimated Actual. Revenues are budgeted to increase to \$85,220, up \$8,208 or 10.7%, all of which comes from the increase in Dues to \$350. Most of the additional Revenues (\$7,928 of the \$8,208) and a total of \$26,620 are earmarked for transfer to the Replacement Reserve Account in January. By boosting our contribution to the Replacement Reserve Account we keep pace with the sharply escalating costs to maintain our streets and sidewalks. The Board also approved an Investment Plan. The Plan seeks to improve on interest income earned in the Replacement Reserve Account.
- ✚ Recently your Board purchased a \$75,000 CD maturing on December 20, 2011 yielding 4.9% for your Replacement Reserve Fund Account. On or about January 10 your Board will purchase a \$50,000 CD for a similar term and yield. This in accordance with a recently approved Investment Plan.

F Y I:

On Tuesday, **January 16** the Pima County Board of Supervisors will consider the Augusta Mining proposal for the Santa Rita Mountains. Our Supervisor, Ray Carroll, who opposes this proposal, welcomes your letters and/or attendance at the meeting.

COMMUNITY EMERGENCY RESPONSE TEAM (CERT) - PEOPLE HELPING PEOPLE

CERT is a program that helps citizens to be trained and prepared to meet their own needs in the event of an emergency. The Pima County Office of Emergency Management and Homeland Security is collaborating with cities, towns, Indian nations, fire districts and volunteer fire departments, hospitals, and other private and public agencies in Pima County to coordinate and promote this training to businesses, neighborhoods, citizens.

This training is free to the public. Two 8 week sessions are scheduled with one starting in January and the next in March.

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.

CERT provides training in:

Emergency Preparedness

Fire Safety

Emergency Medical Operations

Light Search and Rescue

CERT Organization

Disaster Psychology

Terrorism and CERT

Disaster Simulation Exercise

CONTACT Bill Kerr - 399-1234 - Green Valley - Citizen Corps Council

SAN IGNACIO VISTAS, INC.

PO BOX 1150

GREEN VALLEY, AZ 85622-1150

Email: info@sivhoa.org

Phone: 520-625-4924

HOMEOWNERS ASSOCIATION RULES

REVISED 12-06-06

SAN IGNACIO VISTAS, INC
P. O. BOX 1150
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GENERAL

Capitalized terms not otherwise defined have the meaning given them in the CC&Rs2

The AC will not require prior approval to remove dead trees or vegetation, but the replacement of such trees and/or vegetation must be pre-approved.

COMMON AREAS

Refer CC&R Section 13.5

With the written approval of the Association, landscaping materials may be placed or stored on one lane of the street in front of the owner's residence or in a designated common area parking space for up to two consecutive days between 8 AM Monday and 6 PM Friday. Landscaping materials must not block both lanes of the street, fire hydrants, access to mailboxes or neighbor's driveways. At all times landscaping materials must be properly marked with traffic barricades and/or traffic cones to ensure safety. Landscaping materials left on the street after dark must be marked with lighted barricades. The street must be thoroughly cleaned of sand, dirt, and debris after removal of landscaping materials.

COMMON AREA TREES AND OTHER VEGETATION

1. Each year the Maintenance Committee, acting in consultation with the Association's arborist or other consultant, will evaluate the trees and other vegetation located in the Common Areas to determine which trees or other vegetation must be pruned or removed.
2. After such determination is made, the Maintenance Committee will obtain estimates of the approximate cost of pruning or removing such trees and other vegetation and advise the Board of such amount.
3. If an Owner wants a tree or other vegetation pruned or removed which is not scheduled for pruning or removal during the year in which the request is made, the Owner must make a written request to the Maintenance Committee setting forth the reasons therefore.
4. If the Maintenance Committee determines that the Owner's request is reasonable and that the Common Areas will not be adversely affected by the requested action, the Maintenance Committee will authorize the Owner to obtain a bid from a contractor from the Association's list of approved landscaping contractors, a copy of which bid must be provided to the Association. Such bid must include a detailed statement of the work and include any substitute planting recommended by the Association's consultant.
5. If the Board approves the bid submitted by the Owner it will so advise the Owner in writing who may then proceed with the work as specified in the bid at his sole expense.

FLAGPOLES - HOUSE-MOUNTED

Flagpoles shall not exceed five feet in length. They may be installed without the permission of the Architectural Committee.

FLAGPOLES - IN-GROUND

1. Flagpole installations shall have written approval of the Architectural Committee.
2. Existing flagpoles, not approved in writing, shall be removed or modified as directed by the Architectural Committee.
3. Flagpoles and flags shall not materially interfere with neighbors' views.
4. Owners are restricted to flagpoles not higher than their house.
5. Flagpole cables, connections, and flags snapping in the wind shall be silenced.
6. The American and/or the Arizona State flags may be displayed twenty-four hours a day if properly illuminated during the hours of darkness. No more than two spotlights with a combined light output of 650 lumens (lm) may be installed to create a "patriotic effect".
The light installation may only be used to highlight the American flag and/or the Arizona State Flag. The spotlight(s) shall not point towards Mount Hopkins or any neighbor's house. Floodlights are prohibited.

GARAGE AND OTHER SALES

1. Owners shall notify the Architectural Committee not less than one week in advance of sales.
2. Sales shall be limited to three consecutive days, with a maximum of two sales in a six-month period, unless otherwise approved by the Architectural Committee.
3. Sale signs shall be permitted only during sale hours.

PRIVATE PROPERTIES

1. Owners shall maintain exterior garage light(s), since these lights are the only lighting for streets and sidewalks.
2. Refuse and recyclable materials shall be secured prior to pickup so winds and animals do not scatter refuse over the neighborhood.
3. There shall be no grass yards, except where they are not visible from the streets.
4. Owners shall communicate the restrictions of the CC&Rs and the Homeowners' Rules to those who occupy their homes.
5. Vehicles may be washed on driveways, providing such vehicles do not overhang sidewalks. Vehicles shall not be washed on the streets.
6. Painting on curbs shall not be permitted.
7. Bird feeders shall not be placed on Common Areas, or outside or over walls. Birdseed and other animal food shall not be distributed in any manner onto Common Areas.

PARKING - VEHICLES

1. Vehicles shall not park on or block sidewalks.

POLITICAL SIGNS

1. A Political Sign is a temporary sign that is related to a political candidate, political party, or issue in a public election.
2. A Temporary Sign is a sign that is not permanently installed and is intended to be displayed for a limited period of time.
3. Political Signs:
 - (a) must be on private property with the permission of the property owner;
 - (b) cannot cover more than sixteen (16) square feet in area;
 - (c) cannot exceed ten (10) feet in height;
 - (d) must be set back at least twenty (20) feet from the street;
 - (e) may not be illuminated;
 - (f) cannot have more than two (2) faces (i.e. front and back; 3 or more sided signs are not permitted);
 - (g) do not require a permit;
 - (h) cannot be erected more than thirty (30) days prior to the election; and,
 - (i) must be removed no later than ten (10) days after the election, except that the winners of a primary election need not remove their signs until ten (10) days after a general election.
4. There is no limit on the number of signs an Owner may post.

RAMADAS

Section 13.3 of the CC&Rs of San Ignacio Vistas provides in pertinent part that "Patio walls and other additions and modifications shall be constructed of the same materials used in the construction of the " Dwelling Unit", unless waived in writing by the Architectural Committee."

1. For purposes of these Rules, a ramada is defined as "an open, slatted-roofed shelter designed especially to provide shade" attached to the rear and or side of an existing structure.
2. All materials must comply with Sections 13.1 and 13.4 unless waived by the Architectural Committee.
3. All ramadas constructed from the same materials as used in the construction of the existing structure must match as close as possible to the original construction. In addition, supports must be minimum 6 inches x 6 inches (or larger if specified by Pima County Building Code), except for metal ramadas, (see Rule #6).
4. The color of any ramada, including supporting posts, must be the color of the stucco or, if permitted by the Architectural Committee, the color of the trim of the existing structure. The color of metal ramadas must be as close as possible to original stucco or trim colors, unless waived by the Architectural Committee.
5. Where property size, easement and setback requirements allow, a ramada may be extended beyond the width of the house.
6. All ramadas and all materials must comply with Pima County Building Code except that metal ramadas must not be less than 18 gauge and supports must not be less than 4 inches x 4 inches.
7. A Building Permit issued by Pima County is required. No construction of a ramada approved by the Architectural Committee is permitted until a copy of the Building Permit is presented to the Architectural Committee.

SATELLITE DISHES AND OTHER ANTENNAS

1. Owners shall complete a notification form as prescribed in REVISED RULES FOR ANTENNA INSTALLATIONS, MAINTENANCE, AND USE - Notification Process.
2. Those portions of an antenna not necessary for quality reception (refer to OTARD Rules) and any supports and guy wires must be non-reflective or coated to be non-reflective.

TREES AND VEGETATION ON PRIVATE PROPERTIES - MAINTENANCE

1. Trees and other vegetation shall be trimmed so they will not materially interfere with panoramic mountain or valley views, encroach on neighbors' lots or Common Areas, or protrude over sidewalks or streets.

WINDOW-TYPE AIR CONDITIONERS

No window-type air conditioners are allowed in San Ignacio Vistas, Inc.

General Information: *Paint & Sealant Quality*--Herein quality refers to longevity and/or tendency to fade. Paint and sealants consist of varying amounts of "solids". The greater amount of solids generally increases the life (and price) of the product. Many paint and sealant manufacturers provide the same paint color in different formulations of paint and sealant solids. It is suggested that the homeowner discuss with his contractor both the color and quality of the selected paint and sealants.

Depending upon paint quality, it is suggested that repainting should be considered every 5 to 8 years.

1. All approved stucco and trim colors are preceded with the word "SIV" (i.e. SIV Mesa Tan, etc.). These colors have been established with 3 of the major Tucson paint suppliers, Dunn Edwards, Frazee, & Southwestern Paint Co. Refer to the **SIV Paint Color Matrix** for additional information. Paint chips are available from the SIV Architectural Committee for matching when using other than the above paint suppliers.
2. Front doors shall be painted the official stucco or trim color of the house, or with a paint color that resembles wood.
3. Roof seal that is visible from neighboring lots or from above streets must not cause a glare because of sun reflection. The approved sealant color of the **roof's visible area** is SIV Mesa Tan or darker. This may require tinting the basic roof seal color (which is usually white).
4. Security/metal doors, gates, and railings shall be painted in the official stucco or trim color, or black, in flat or low sheen paint.
5. Garage doors shall be painted the official stucco color of the house.
6. All gutters, downspouts, utility boxes, and conduit shall match the trim or stucco color to which they are affixed. Downspouts and other items mounted on brick shall be painted "Mexican Adobe" to simulate brick. Flat or low sheen paint shall be used.
7. Simulated Brick on Homes: These brick are porous. It is suggested that the homeowner consider sealing this brick at the time of repainting.

SIV PAINT COLOR MATRIX

STUCCO	T R I M to be used with the 5 Stucco colors									
	SIV Arden Green	SIV Cold Stream	SIV Loch Ness	SIV Mesa Tan	SIV Palm Springs	SIV Raven-wood	SIV Sedona Peach	SIV Spanish Brown	SIV Toffee Crunch	SIV Village Blue
<i>SIV Honey Beige</i>	X									X
<i>SIV Mesa Tan</i>	X	X	X			X	X	X	X	X
<i>SIV Palm Springs</i>	X	X	X	X		X	X	X	X	X
<i>SIV Sedona Peach</i>	X		X			X		X		X
<i>SIV Toffee Crunch</i>	X	X	X	X	X	X	X	X		X

- Notes:**
1. The first column lists the 5 SIV colors available for the "Stucco" (main body) of the house
 2. Use the above matrix to determine which SIV colors can be matched with each of the SIV Stucco colors.
 3. Paint chips can be borrowed from the Architectural Committee.
 4. Southwestern Paint **Mexican Adobe color-code 2316** (or matching equivalent) to be used when matching **brick color**.
 5. Brick on homes should be coated with a clear sealer at each repainting.
 6. All paints used should be low sheen or flat color.
 7. **Refer to current Painting Rules for more painting details.**

- Vendor Info:**
1. **Dunn Edwards Paint**, 327-6011, 4320 E. Speedway Blvd., Tucson.
 2. **Frazer Paint & Wallcovering**, 323-1075, 4741 E. Speedway Blvd., Tucson.
 3. **Southwestern Paint**, 795-0545, 5036 E. Broadway Blvd., Tucson.

SIV Acct # 234607-000 for 20% discount.
 SIV Acct # 796581 for 15% discount
 Ask for Level 4 discount (\$4-\$5/gal)

LIABILITY

1. All provisions of these *Rules* and the *Amended and Restated Declaration of Establishment of Covenants, Conditions and Restrictions for San Ignacio Vistas*, as amended from time to time (herein called "CC&Rs"), apply to each Owner and to the tenants, guests and contractors of each Owner. Each Owner will be responsible for any violation of the provisions of these *Rules* and the CC&Rs whether committed by such Owner or his tenants, guests or contractors. In the event of a violation of these *Rules* or of the CC&Rs, the Owner responsible therefore will be liable for all costs of any remedial action required by such violation. In addition, such Owner may be subject to fines and penalties for any such violation pursuant to the provisions of the *Resolution of the Board of Directors of San Ignacio Vistas, Inc. Regarding the Imposition of Fines and Penalties*, adopted by the Board of Directors on December 18, 2000.