

# The San Ignacio View

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## **Water District WARNS - Pressure Reducing Valves FAIL**

Recently the District received several calls from a leading Green Valley Plumbing Contractor. The calls were a "heads up" about water pressure. The District is primarily a gravity feed system; meaning that our water pressure in the street remains constant. Most of our homes are equipped with a Pressure Reducing Valve (sometimes referred to as a Pressure Regulator). The valve, as the name indicates, reduces the pressure of incoming water. Should this valve start to fluctuate or possibly fail, pressure of incoming water can cause leaks in the home and associated damage. Normal life span of the valve is approx. 10 years. It is a good idea to have your PRV checked. I understand the water company will check this valve for free. Replacement will cost approximately \$150 to \$200 depending on how far your unit is buried.

In the fall of 2004 we were experiencing a loud noise each time we ran our water - even when the drip system was operating. It was the loudest in our front bedroom. So, our PRV failed and our house was only 7 years old. This was long before the water company printed a notice in their newsletter. Since I sent an email to our distribution list, several homeowners discovered their valves also needed replacing.

## **More Roofs Damaged**

Early July of this year two more homes in SIV had roofs damaged by tiles being displaced during extreme winds. These homes are located on Desert Sunset. It is a good idea to periodically have your roof checked in order to head off costly repairs caused by a leaking roof.

## **Neighborhood Garage Sale - Date to be set**

Our first sale will be scheduled **Fri. & Sat. Feb. 23-24** and will be advertised in the Green Valley News. This should give you ample time to start gathering those items you haven't used in YEARS. Remember, your *junk* is another person's *treasure*! Details as to hours of sale will be communicated at a later date.

## **NEED TO REPAINT?**

If your house has not been repainted since the application of the original paint, IT IS TIME TO CONSIDER REPAINTING. In addition to questionable exterior appearance, aged paint can lead to more serious problems, such as damage to exterior stucco. A lot of exterior painting activity took place this year. Most homes were originally painted with medium quality paint, generally with a reported life of 5 years.

Also, simulated bricks on the exterior of homes are porous. It is prudent to consider sealing these surfaces when repainting. There are several grades of sealant, depending on the amount of solids in the solution affecting the life of the coating.

To maintain uniformity, three major Tucson paint suppliers have been contacted to develop specific formulations for our existing house and trim colors. These suppliers are Dunn Edwards, Frazee, and Southwestern Paints. The new formulations have been given a prefix "SIV" to the color name (i.e. SIV Mesa Tan, SIV Sedona Peach, etc.) These suppliers are offering a discount to homeowners purchasing their own paint. Contractors negotiate their own discounts. Homeowners should be aware that there are several grades of paint for the same color. The variation generally has to do with the amount of solids in the formulation, therefore affecting the life and/or appearance of the painted substrate.

The Architectural Committee is developing a matrix of acceptable exterior vs. trim colors, and colors used on ironwork. Recommendations will be presented to the SIV Board for discussion and approval.

## ***MISDESIGN by Builder causes HEADACHES***

If you have a Montana Model (or any other flat roof with an “added bay window”, you will want to read this article.

In early 2005 we discovered that the walls of the bay window in our master bedroom had to be gutted because of a water leak in the flat roof over our bedroom. We had the roof coated in the fall of 2002 when we bought the home (which was built in late 1997). We immediately called the roofer and he recoated the roof again and we had the damage to the walls repaired. In the fall of 2005 we had the bedroom painted. Several days after it was painted we noticed a spot in the ceiling in the same area repaired the earlier year.

The roofer came out and after careful investigation discovered that the roof was not draining properly and that when it rained water was pooling, causing the roofing material to break down. Because the bay window was an option for the Montana, the builder cut corners by doing away with one of the downspouts during redesign. Our roofer had to install a new scupper as well as a water diverter and build up the roof over the bay window area so that water would drain properly. We also had to have a new downspout for the new scupper. This year’s monsoon season was a good test and our roof no longer collects water pools.

### **Architectural Committee Comment**

Because of abundant rain this year we experienced issues that would usually not be a problem during a long, hot, DRY summer season. The following addresses some of those topics:

**Stagnant Water in Ponds:** This is a somewhat more difficult problem to avoid. You may have drained your pond when leaving. It is hard to imagine how much water can collect during the Monsoon. Breeding mosquitoes can lead to the possibility of spreading West Nile Virus. Some possible solutions to this problem: drain and cover the pond, if practical, and enlist a neighbor or “service company” to occasionally inspect the pond and add anti-mosquito tablets to any standing water.

We urge you to check on your property, (possibly a next door neighbor or another friend). If you need a phone number/contact info, please get in touch with the Secretary, Marianne, at 520-625-4924.

**Untrimmed Landscape:** This problem generally exists on property not having a full time resident during the summer. It is suggested that absentee homeowners provide adequate landscape maintenance during a long duration of absence – especially during the monsoon season (July, August, & Sept.). This problem creates an inconvenient hardship upon adjacent neighbors, and detracts from the overall attractiveness of the entire community. Also, weeds and overgrowth give the appearance of a vacant property, inviting break-ins.

**Change to Property Drainage:** Generally this occurs either after major construction (i.e.: new addition) or if significant changes are made to landscaping. The original grade to each lot was designed to flow the runoff to the front and/or the rear of the property. If the original grade is changed, water can be directed toward adjacent properties causing water damage. We point this problem out for homeowners to consider when undertaking changes to the existing landscape.

### ***THIRSTY THURSDAYS – Mark your calendars***

There have been 5 events thus far this year with the following schedule for the balance of 2006. Between 4 & 6 PM, bring an appetizer to share, and **your** beverage of choice, and join

Sept. 28	Gerald & Toni Larsen –	4839 S View Ridge Dr – 393-3938
Oct. 26	Ron & Sally Payne –	4941 S Gloria Vista Dr – 625-2604
Nov. 30	Jim & Paula Chervenka–	4795 S Prairie Hills Dr – 625-1143

NO event scheduled for December.

For planning purposes, if you plan on attending, please RSVP to the host or the Secretary at 625-4924

### ***WELCOME!***

Since June 2006 we are pleased to welcome the following new resident to San Ignacio Vistas:

Michael & Jessie Eman – 5007 S Gloria View Ct. They previously resided in Desert Hills.

## **COOLER TEMPERATURES INCREASE ILLEGAL ACTIVITY**

While we have done a very good job of discouraging illegal activity in our neighborhood, the problem continues. We need to stay on top of this ongoing battle.

Don't open your door after dark unless you are expecting someone. There was a report by one of our residents who answered a knock at their door at 9:30 PM. There were eight Illegals who asked for food and water. The homeowner did not call Border Patrol because the Illegals wouldn't be there when the Border Patrol arrived. Border Patrol has said that we should still call because it gives them a chance to be on the lookout farther north. We need not live in fear, but it is better to be wise than sorry.

Even if you think it is too late to catch someone on your property, your call sends an alert of activity in our area. Please call the **BORDER PATROL: 1-877-872-7435**. The Sheriff's Dept also URGES residents to call **911** to report threatening, suspicious or questionable activity.

Both the Sheriff and the Border Patrol are committed to discouraging illegal activity in our area. We need to be their eyes and report anything we think is suspicious or threatening.

### **Committee to Save the West Desert Preserve**

The Committee to Save the West Desert Preserve has accomplished much to create a county park from the 2,000 acres of state land west of Green Valley. They have met with local and county officials asking for their help in finding ways to create the first county park in Green Valley. They have come to the point that to continue their efforts, they need money to print and distribute a quarterly newsletter and to create and update a website. Four Committee members have funded these expenses themselves, but now need financial help to continue this project. They have sought a contribution from your board, but we felt it more prudent to let each of our homeowners make the decision themselves as to whether or not to support this worthy cause. If you care to contribute any dollar amount, they would be most appreciative. Their next newsletter will be ready to print in mid October. Without further funding, they will be unable to maintain momentum. Please consider this request.

Checks should be made to payable to:  
Committee to Save the West Desert Preserve -- and mailed to:  
PO Box 40  
Green Valley, AZ 85622

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### **MAY WE CONTACT YOU?**

\_\_\_\_\_ I am interested in being a potential candidate to serve on the SIV Board for the term February 2007 thru February 2009.

I am interested in serving on one of the following committees:

- |                     |                          |
|---------------------|--------------------------|
| _____ Architectural | _____ Financial Advisory |
| _____ Audit         | _____ Maintenance        |
| _____ Decorations   | _____ Nominating         |

Comments:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Please cut out and return this form to  
SIVHOA - PO BOX 1150 - Green Valley, AZ 85622-1150  
Or email your interest to: [info@sivhoa.org](mailto:info@sivhoa.org)