

SIH News from Your Board

December 2005



Volume 2, Issue 2

San Ignacio Heights HOA, Inc. - 101 N. La Canada, Suite 39 - Green Valley, AZ 85614

President's Message

Holiday Greetings from your Board of Directors!

Many of our seasonal residents have returned from their summer travels and we welcome you home! It was especially good to see Bill Allen, our Board Treasurer, return from Iowa. Bill had unexpected open heart surgery this summer and had to delay his return to recuperate. To our new residents, who have moved here since the last newsletter, we welcome you and hope to meet you soon at one of our many functions.

SIH Common Grounds

I know a major issue has been the lack of maintenance to our common areas. Board members Ralph Hartsock and Jo Rogers and Jeff Summers of Cadden Property Management, had several meetings with The Groundskeeper management to voice our displeasure concerning their non-performance. Consistently, we were promised corrective measures, but we were always disappointed. At our Board meeting September 29th, we met with Mike Renner, Senior Groundskeeper Manager and explained to him that unless they performed to the terms of their contract immediately they could expect a lawsuit. I believe this got The Groundskeeper's attention and they have done a good job since to improve our common ground's appearance. They now submit a weekly work report to the Board showing where they have worked and our communication has improved greatly. The contract with The Groundskeeper expires February 28th. It is our intention to solicit bids from other landscaping companies as well as The Groundskeeper for next year.

Desert Jewel Loop Median Lighting

The landscaping accent lights currently work only in the first median. We have had an electrician troubleshoot the other two medians and it appears that there is an electrical line breakage, possibly under the pavement. This would require an expensive tear-up of the streets to correct. Therefore, at this time we are studying alternatives to make those lights operable.

Ramada

We were fortunate that Bill and Marlynn Allen were able to persuade their painter, Mike Lurkins, owner of Green Valley Paint & Varnish, to paint the inside and exterior of the facility for free in return for some advertisement of their services. We also did some remodeling to make the facility more useful. There has been significant increase in usage. If you want to have a function there, please contact Marlynn Allen to get scheduled. We are already scheduling to the end of 2006. **We will resume our monthly Saturday morning coffee klatches January 21st, from 8 - 10 AM. It's a great way to meet your fellow SIH residents and enjoy the goodies.**

Website

Our website, sihhoa.org, is up and running. We have hired a web master who has updated most of the materials and will continue to do so in the future. We intend to use the site as a 24/7 means to communicate with you. The site will also be used as an advertising tool for anyone who wants to promote their goods or services. We will charge

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Board of Directors

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Board Meeting Dates:
3rd Thursday of each
month at 3:00PM at the
Ramada

SIH Website
www.sihhoa.org



a fee for that service and hope that eventually this project will generate extra income. It is our hope that we can greatly reduce the hard copy mailings to you, thereby reducing a major expense. For those of you who do not have a computer, I invite you to visit the Green Valley Library to get free access to their computers. There are usually attendants who will help you get started. We are currently compiling a list of all email addresses and are trying to see who those are without computers, so we can get a hard copy of the newsletter to you. **We are looking for a volunteer who will serve as a point-of-contact for our webmaster. If you're interested, please contact any of the Board members.**

SIH Assets

The roads, common areas, and the ramada belong to SIH. This means all of us have a vested interest in their upkeep. Your Board members contribute a lot of volunteer time repairing lights, irrigation systems, painting, etc. However, if you notice something that YOU could fix instead of calling a Board member, please do so. Sometime in early October someone ran into the iron fencing located on the west end of West Mariquita. We had fencing repaired, but this was an expense we did not anticipate.

Cadden Community Management

On March 1, 2005, we entered into a contract with Cadden Community Management for full property management. Jeff Summers was our Community Association Manager until the latter part of September. Amelie Anderson is now our new manager. She can be reached from 8-4 Monday through Friday at 520-648-6730. Amelie's email address is: aanderson@cadden1.com. The after-hours number is 520-408-4561, which will be answered by a live person. We ask that you contact Cadden Management for all issues, including resident's modification requests, instead of the Board members. Cadden in turn will coordinate with the

Board as necessary. The Board has been pleased with our working relationship with Cadden.

Important Dates

Saturday morning coffee klatches will be the 3rd Saturday of the month.

The following events will be at the Canoa Hills Recreation Center:

- o **February 16, 2006: SIH Annual Membership Meeting 1-3 PM**
- o **April TBD, 2006: Annual Spring Party**
- o **October 19, 2006: Good Neighbor's Night Out**
- o **December TBD, 2006: Annual Christmas Party**

If you would like to recognize our mailman, Dale Gustafson, for his great service during the year, you can mail him a token of your appreciation at 1266 Camino Del Pato, Green Valley AZ 85614.

Merry Christmas and Happy New Year!

Bernie Kuehn
President

New Developments in Green Valley

(from GVCCC Architectural Committee)

o Madera Creek Condominiums will be located at the corner of C. Del Sol and Retorno De Anza, next to the Shell Station. It will consist of 37 homes, mostly duplexes with both one and two bedroom and two car garages.

o De Anza Links II, located off Abrego at the corner of Calle Torres Blancas, will be patterned after De Anza Links I home located next to the No. 1 fairway at Torres Blancas Golf Course.

o The Retreat at Santa Rita Springs, located between Abrego Drive and the interstate at Calle Torres Blancas, will provide casitas and apartments for independent living, as well as apartments for assisted living and a clubhouse to serve both.

o Santa Rita Care Center will undergo a major expansion and will add 3 new buildings on their campus.

New SIH Homeowners in 2005

Lot 001: **Charles Gebhardt & Cathryn Blodgett**, 4185 S. Manolito Dr..

Lot 004: **Bernard & Cecil Mae DeVries**, 4138 S. Manolito Dr.

Lot 029: **Ivars & Christina Vecbastiks**, 1610 W. Acala St.

Lot 039: **Patricia A. Turley**, 4071 S. Amulet Pl.

Lot 049: **Andrew & Juliet Miller**, 1531 W. Acala St.

Lot 061: **Robert & Susan Blair**, 4121 S. Constancia Ct.

Lot 072: **Vern Ebert**, 4155 S. Anastacia Ct.

Lot 078: **William & Gloria Wyatt**, 4193 S. Anastacia Ct.

Lot 079: **Paul & Patricia Tuccio**, 4199 S. Anastacia Ct.

Lot 113: **Richard A. Wadley**, 4141 S. Westcotta Dr.

Lot 136: **Stephen & Diane Mongeon**, 1762 W. Circulo De La Pinata

Lot 141: **Philip & Helen Gray**, 1763 W. Circulo De La Pinata

Lot 142: **Ramon Sr. & Nyla Quinones**, 1757 W. Circulo De La Pinata

Lot 153: **Dale & Jana Woulf**, 1678 W. Circulo De La Pinata

Lot 160: **Stephen & Kay Semans**, 1660 W. Mariquita St.



Please welcome our new neighbors into San Ignacio Heights, when you get a chance.