

San Ignacio Heights Newsletter

November 2007 Volume IV, No. 2

San Ignacio Heights, Inc.
P O Box 526
Green Valley, AZ 85622-0526
Newsletter Editor, Marilyn McClellan

WELCOME TO OUR NEW HOMEOWNERS

As of May 7, 2007, the following are new members of our SIH HOA:

Dennis & Margie Cummins, 1270 W. Mariquita Street
Dale Gustafson & Annah Shaver, 4141 Westcotta Drive
Les & Arlene Haugen, 1750 W. Circulo de la Piñata (rental)
Harry, Jr. & Rebecca Smith, 4133 S. Constanca Court (part time)
Byron Lehner, 1340 W. Mariquita Street (part time)
David & Brenda Bloomer, 4201 Emelita Drive (move in Summer 2008)

We welcome all our new neighbors and invite you to attend our popular Coffee Klatches held on the third Saturday mornings of the month from September to May at the Ramada and dinners scheduled for Thursday, Dec. 6, 2007 and Saturday, April 5, 2008 at Canoa Hills Recreation Center.

AND A GREAT TIME WAS HAD BY ALL!

Thanks go to Howard Zirkle and his Block Captains Committee for a well-attended Neighbors Night Out Pot Luck held on October 18. Despite her leg cast, Pirjo Zirkle greeted homeowners at the door, assisted by Ann Picone. The outstanding decorations were done by Kay Vesia. Lou English produced the dinner flyers and Margaret Moore assisted Howard in the various details needed to plan a successful dinner. Paul Kline of the Sheriff's Auxiliary Volunteers (S.A.V.) was the featured speaker. He explained the role of the all-volunteer, national award-winning S.A.V. in an informative and sometimes amusing talk. Many questions from those attending this event were answered. Newcomers to our Association were especially impressed by Paul and by the importance of homeowners communicating with S.A.V. The contact phone for S.A.V. in Green Valley is 351-6744. Volunteers are available Monday through Friday from 8:00 a.m. to 4:00 p.m.

HOLIDAY CHEER. . .

The Christmas Party set for Thursday, December 6, will feature the singing group "Classix" and later we'll be treated to a Holiday Sing-a-Long. The fun begins at 5:00 p.m. when we will all enjoy hors d'oeuvres and holiday cheer at the Canoa Recreation Center. Volunteers from streets that have not chaired an event recently are encouraged to participate in the planning. If you are able to volunteer at this special event, please phone Lou English at 648-5414. Look soon for a flyer created by Margaret Moore to be delivered to your home with more details. Join your neighbors as we all enjoy the music, fun and food on Thursday evening, December 6.

BOARD OF DIRECTORS

President
Ralph Hartsock
1593 W. Mariquita Street
625-5788
larknhart@aol.com

Vice-President
Frank Smith
1590 Acala Street
625-3788
msmith7893@aol.com

Secretary
Marilyn McClellan
P.O. Box 1124
Green Valley, AZ 85622-1124
399-1516
cmemonsoon@earthlink.net

Treasurer
Janet Paulsen
4149 S. Anastacia Court
625-5448

Member-at-Large
Bill McGovern
4115 Constanca Court
625-0955
wmglomcgovern@mindspring.com

Your Board of Directors holds regular monthly meetings on the third Thursdays, at 3:00 p.m., except July, at the Ramada on Mariquita. Visitors are welcome.

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COMMITTEES

Architectoral
Bud Gregory, Chair
648-2125

Audit
Bill McGovern, Chair
625-0955

Common Ground
Maintenance/Residential Landscaping
Margaret Moore, Chair
625-5448

Nomination
Jan Paulsen, Chair
625-5448

Road Maintenance
Gil LeClair, Chair
648-5590

Block Captains
Howard Zirkle, Chair
648-5148

Ramada Scheduler
Louise English, Chair
648-5414

Coffee Klatches Continue

Scheduled are these dates and hosts for our Coffee Klatches at the Ramada on Mariquita Street held on the third Saturday monthly from 8 - 10a.m.

<u>Date</u>	<u>Hosts</u>
November 17	Emelita Drive
December 15	Circula de La Piñata
January 19, 2008	Campina Court
February 16	Mariquita (Block 17)
March 15	Mariquita (Block 14 & 15)
April 19	Hosts needed (Contact Lou English)
May 17	Hosts needed (Contact Lou English)

Join your neighbors at these Coffee Klatches for meeting and greeting home owners in a friendly and informal atmosphere. This is a great chance for new home owners or renters to become acquainted with other residents of San Ignacio Heights.



Common Ground Maintenance/Residential Landscaping Committee Report Margaret Moore, Chair

Our contract with Donna's Property Management (DPM) for 2007 was set at \$30,888 for approximately 112 hours per month at \$19.50 per hour. The number of hours was the same as first originally set in the 1990's when the common ground was new and not filled with the growth we see today.

This past year saw damage to trees, cacti, and other plants due to winter kill. This summer there were heavy winds that took out trees and damaged a homeowner's wall. Everything just kept growing and growing! All this, plus the fact that in many areas on the common grounds nothing had been attended to for several years when we had a different property management company.

The Board approved an additional \$2,000 per month for April and May to start the catch-up process. Palm trees were trimmed and clean-up began in earnest. The Board then approved an additional \$9,400 for extra workers to complete the clean-up from September – December. This includes 160 hours per month, making the expense one hour per home per month. Some of these funds came from the "catastrophic" reserve fund.

As of this newsletter the total amount of brush removed since summer amounts to over 30 tons. Sometimes the brush has laid on the roadsides until a full load for DPM's truck had accumulated due to the cost of disposal.

We have had some positive comments as well as negative comments about how the grounds look. We are nevertheless pleased with the progress since summer.

At our last committee meeting in October, we discussed what a "nuisance tree" is: a tree that has been trimmed several time. The committee will determine if the tree should be trimmed again or be removed. We will make that decision, not DPM. Our committee has met every month this year, sometimes several times a month when something occurs.

Our committee consists of year-round members which really helps as most of the problems seem to occur during the summer when our "Snowbirds" are not here. Our job, as assigned to us, is to maintain the grounds and we know we have accomplished this. Total expenses for 2007 through October amounted to \$39,975.

We remind you to fill out the new Complaint form when you need trees trimmed because of the view or anything else. Mail this form to:

SIH HOA, INC.
c/o CGM/RL Committee
P O Box 526
Green Valley, AZ 85622-0526

EMERGENCY PLAN

(Adapted from Bayada Nurses Brochure)

In case of emergency, do you have these things ready?

At least one gallon a day of drinking water for each person in your household

Enough perishable food, such as canned goods, for three days for each person

Sanitary facilities including a five-gallon bucket and a supply of 10 ply gallon trash bags or a chemical toilet

Prescribed medications for three days

A first aid kit

Clean clothing and an extra pair of shoes

Flashlights and chemical light sticks

A battery-powered radio

Enough spare batteries for three days for each battery-operated appliance.

One blanket or sleeping bag per person

Special items for disabled family members

An extra pair of glasses or contact lenses

At least \$200 in cash

Other recommendations for your vehicle:

Four or five bottles of water

Food such as energy bars

A first aid kit

A blanket to use for warmth or protection from the sun

A small battery-operated radio

A flashlight

An extra set of batteries

REMEMBER TO

Remain calm and patient.

Give the first aide and get help for seriously injured people.

Listen to the radio for news or instructions from local emergency authorities.

SPECIAL REPORT FROM JAN PAULSEN

Treasurer, SIH HOA Board of Directors

LEARNING ABOUT DESERT JEWEL LOOP (DJL)

Fairfield realized that they (when the sales office existed), San Ignacio Golf Estates (SIGE), San Ignacio Heights (SIH) and San Ignacio Golf Club (GOLF) all shared in the use of DJL and therefore should share in the expense of maintenance. Fairfield paid a substantial amount for maintenance when the sales office was in existence. They made the following arrangements when they left the area:

DJL West Road

By definition DJL West Road runs from Camino del Sol east to the beginning of the median just east of the intersection of Circulo de la Piñata. The West median is that median from Camino del Sol down to Circulo de la Piñata. The West shoulders are the property adjacent to DJL on the north and south sides of the West Road.

These areas are the responsibility of GOLF for maintenance. The cost of maintenance should be shared with SIGE 25%; SIH 25%; and GOLF 50%.

There have been questions in the past about who is responsible for what. One of the problems has resulted from the sale and re-sale of the golf course. When these changes were made records were lost or misplaced and the communication among the entities involved broke down.

We have had several meetings with golf course management where existing documents were shared. As a result of this GOLF realizes that the West Road with median and shoulders are their responsibility. They indicated that the West Road median and shoulders would be taken care of when they over-seeded. We wait for an improvement in the appearance of West Road.

DJL East Road

By definition DJL East Road runs from the end of the West Road to the point where SIGE property begins, just east of Emelita Drive. The East medians are those medians that lie east of the intersection of Circulo de la Piñata. The East shoulders are the property that lies north and south of DJL East Road.

These areas are the responsibility of SIH for maintenance. The cost of maintenance should be shared with SIGE 25% and SIH 75%. Our maintenance provider keeps track of hours spent on the East medians and shoulders so we can bill SIGE for their share of the maintenance.

Fairfield established a plan where each entity developed a "savings account" which paid for the maintenance. This plan broke down primarily as a result of the golf course sale and re-sales. Now we have an agreement with SIGE and GOLF that we bill them for work done.

When the time comes for maintenance and repair of the DJL road, it is the responsibility of SIH to do the contracting. In the past we have usually included the road to the golf course off DJL to Camino del Sol (golf club drive) to keep the appearance uniform. GOLF has indicated that they will maintain this portion of the road. So SIH is responsible for DJL from Camino del Sol to the point where DJL

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runs into SIGE. When it comes to billing for road and maintenance and repair, SIGE pays 25% for the East Road and 25% for the West Road and GOLF pays 25% for the West Road.

This last spring when our roads were crack-sealed, SIGE was billed \$503.08 for the East Road which was paid immediately. GOLF was billed \$463.80 for the West Road which has yet to be paid.

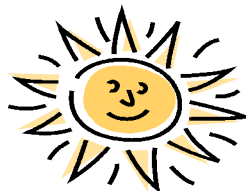
There were several years when maintenance contractors were changed, the composition of the Board of Directors changed, and Cadden Property Management was employed. Because of these events SIGE and GOLF were not billed for maintenance of shoulders, medians and road repairs. We are in the process of correcting that situation.

As you can see, we have a rather complex situation with the three entities involved in sharing roads, shoulders and medians.

EDITOR'S NOTE

We hope that homeowners within our Association clearly understand that maintenance of the West Road shoulders and medians from Camino del Sol east to the intersection of Circulo de La Piñata is the responsibility of GOLF, not of SIH HOA. (Please refer to the preceding news article, paragraph two, on page 3.) Six billings to GOLF for DJL crack-sealing have been delivered. The billing to SIGE resulted in an immediate check in the mail.

We realize that until recently this area was in poor shape due to weeds, dead grass, trash, dead bushes, and other problems. In the past few weeks GOLF has tried to bring this area up to standard. Would you believe it had not been done for a long time because the person in charge never drives along that portion of the road, he only enters from the southeast entrance to the Golf Course and parking lot to the Coyote Grill? That person claimed he did not know of the poor condition of the area. GOLF had to be strongly urged to take care of this area. We expect GOLF to take responsibility for its share of the maintenance of the entrance way into San Ignacio Heights HOA.



NOMINATIONS ARE NOW IN ORDER

There are two openings on the Board of Directors, both for three-year terms. Now is your opportunity to run for election to these two spots on the Board. If you are interested in becoming a valued member of our all-volunteer Board, you should prepare a résumé stating your qualifications. This will be distributed to all Association members along with election ballots. Mail your résumé soon to the SIH HOA Nomination Committee, P O Box 526, Green Valley, AZ 85622-0526. Our residents are well known for their many talents and for their expertise in areas that can be used to further the goals of our Association. At the Annual Meeting of SIH HOA in February 2008, the results of election to the Board of Directors will be announced

This has been a challenging yet satisfying year for the current members of the Board. Although there has been much progress in many areas, there is room for more progress in 2008. We urge you to share your talents and expertise with all the members of our Association by joining our Board.