

San Ignacio Heights Newsletter
September 2007 **Volume IV, No. 1**

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

FOR YOUR INFORMATION

Your SIH HOA Board of Directors, in cooperation with the Architectural; Common Ground Maintenance/Residential Landscaping; Road Maintenance; and Block Captains committees; and with the input from many other homeowners, produced and delivered to all SIH Homeowners a large packet of documents that should be kept in a safe place for quick reference. These include the *Handbook of Rules and Regulations* (New); *Articles of Incorporation* (Revised); *By-Laws* (Revised); and *Conditions, Covenants and Restrictions* (CC&R's Revised). Take time to become familiar with these documents. **Be sure to return ballots that have been included in your packet.** If you have not yet received this important packet of documents or, if you have any questions, feel free to contact our Board of Directors.

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 8:00 to 10:00 a.m:

<u>Date</u>	<u>Hosts</u>
September 15, 2007	Anastacia Court (Moore)
October 20	Constancia Court (Mitacek)
November 17	Emelita Drive (Kane)
December 15	Circulo de La Piñata (Houlas)
January 19, 2008	Campina Court (Trimbell)
February 16	Mariquita (Blk 17) (McCants/Nagle)
March 15	Mariquita (Block 14/15) (Harris/Alexander)
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 to become acquainted with residents of San Ignacio Heights.

SAN IGNACIO HEIGHTS RAMADA

Do you know what a wonderful resource we have in our little Ramada and that it is available to all of us? In the past it has been used for meetings, coffees, card games, holiday dinners, parties and clothing sales. For anyone who has not been to the Ramada, it comes complete with wash room, refrigerator, microwave, buffet counter, conference table, 2 card tables and lots of chairs. There is no charge to residents of our HOA if at least half of the attendees are also residents. If not, there is a \$5.00 fee for use of the space. We do ask that you leave it as clean as you found it. Think about some of the ways you might utilize the Ramada and let's put it to use more often. For more information, phone Lou English at 648 -5414.

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
cmcmsoon@earthlink.net

Treasurer
Janet Paulsen
4149 S. Anastacia Court
625-5448

Member-at-Large
Bill McGovern
4115 Constancia 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

Architectural
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



PARTY TIME!!!

Get your calendar out and mark these dates . . .

Thursday, October 18, 2007, 5:00 p.m

NEIGHBORS NIGHT OUT POT LUCK at CANOA RECREATION CENTER
Meet new residents of San Ignacio Heights HOA, greet returning members.
Welcome "Snow Birds."

Thursday, December 6, 2007, 5:00 p.m.

CHRISTMAS PARTY, HORS D'OEUVRES, HOLIDAY CHEER
at CANOA RECREATION CENTER *Need Street to Volunteer*

Saturday, April 5, 2008, 5:00 p.m.

DINNER AT CANOA RECREATION CENTER *Need Street to Volunteer*

NEW DIRECTOR ON YOUR SIH BOARD

Due to the resignation of Jo Rogers from the Board of Directors effective on May 1, 2007, Frank Smith was appointed by the Board to serve the remainder of her term until February of 2008.

Frank is an original homeowner and year around resident of San Ignacio Heights. He served on Homeowners Associations in California before moving to Green Valley. He served on the original maintenance committee back in 1995. Early this year, Frank volunteered to work with the maintenance group. As a Board member Frank is now the Vice-President and acts as oversight director for the Common Grounds Maintenance/Residential Landscaping Committee. We welcome Frank as a Board member and we are pleased to have him working with us.

Jan P.

AN IMPORTANT REMINDER ABOUT TERMINIX

Did you know that our Association paid Terminix \$7,630.00 for coverage by that company for 2007? This amounts to \$47.70 per household. It would be difficult to get an individual home covered for this cost. Usually in the Spring Terminix will call to set up an annual inspection. If they find evidence of termite activity they will treat the area. If, anytime during the year you find evidence of termite activity, call Terminix at 882-7250 and they will come out, inspect and treat the area if necessary. Terminix will not cover structural damage caused by termites. Remember, your Association dues pay for this valuable service from Terminix. Note Terminix's phone number in your address book.

Jan P.

HAVE YOU NOTICED VOLUNTEERS AT WORK?

Those of us who live here year around perhaps noticed certain things happening in the Spring and Summer . . .

Our **Road Maintenance** standing committee set up plans and worked with your SIH HOA Board of Directors to contract with Bates Paving and Sealing Company to reconstruct the cul-de-sacs on Anastacia and Campina Courts.

Gil LeClair, chair, and his committee members observed the entire process done by the Bates Company in the much needed reconstruction work in April. Later in June the paving company returned to do the crack sealing on all the streets in San Ignacio Heights.

The Roads Maintenance Committee will proceed to set up a five year plan for repair of problem areas in our Association. This will be done on a priority basis.

Your **Common Ground Maintenance/Residential Landscaping** standing committee was hard at work, especially during the Monsoon season in July and August consulting with the grounds maintenance company hired by your SIH HOA. Margaret Moore, chair, directed the volunteers that cheerfully helped clear certain common ground areas of debris after some especially strong summer storms. Because these volunteers worked hard during early morning hours when many residents were still in bed, their service went largely unnoticed except by some residents taking their early morning walks around 6:00 or 6:30 a.m. Look for an article in this Newsletter about CGM/RLC.

Common Ground Maintenance/Residential Landscaping Committee



Procedures and rules for the Common Ground Maintenance/Residential Landscaping Committee (CGM/RLC) will continue as before:

1. Homeowners may do nothing to the common ground that alters the appearance of the area, changes the design or adds construction without Board of Directors approval. Please, no dumping and no bird feeders on the common ground. Access to patios from the common ground (slopes) is not acceptable. This causes breakdown of hillsides and leads to erosion. Access to patios must be made from the front of the home.
2. Homeowners are responsible for weeds in front of their homes, between sidewalk and street and for trees in their yard. Trees should be kept at a height that does not block the neighbor's view.
3. When homeowners have an issue, please contact by Email a member of the Committee or send a letter or card to:
San Ignacio Heights
c/o Maintenance Committee
P. O. Box 526
Green Valley, AZ 85622-0526

Please no phone calls, as items need to be documented. Writing is the only way to ensure there will be no misunderstandings.

The Board of Directors has contracted with Donna's Property Management (Myron) to maintain the common ground. They do the obvious work, and also follow a "priority" list which is given to them every week or so. Please do not ask the workers to do special things for you. The workers follow Myron's checklist.

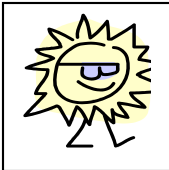
During 2007, our Committee completed the following: repainted the monument, trimmed the palm trees, removed trees, and put rock in two areas. Our Committee met frequently this spring and summer with Myron. The Board approved money for additional workers for May and June, and, hopefully, for September through December.

With all the rains this summer, the growth in the common area has been unbelievable! Our area is nothing like it was in '93-'94.

We are working hard to get it under control. Thank you for your cooperation and patience. MAM

Committee members:

Margaret Moore: MAMGVAZ1@aol.com (Chair)
Chuck McAninch: chuckgv@cox.net
Jess Stokes: mjstokes1@peoplep.c.com
Jim Trimbell: jtrimbell@cox.net
Pirjo Zirkle: AZPirjo@aol.com
Frank Smith: msmith7893@aol.com (Board Oversight Director)



RESERVE FUNDS

A Special Report from Jan Paulsen, Treasurer, SIH HOA Board of Directors

We began 2007 with approximately \$120,000 in our Reserve Funds. The Board dedicated \$15,000.00 to catastrophic events (primarily common ground events); \$20,000 for legal fees and services; and the remainder to road repair and maintenance. Because the previous Board placed a moratorium on trees and hired a firm with the lowest bid to maintain the common ground, we were faced with multifaceted impact on our common ground: 1) tree maintenance; 2) overgrowth of vegetation; and 3) winter kill. The common ground maintenance budget for 2007 was \$33,210. This is the Association's greatest expense.

Our CGM/RL Committee has spent hours trying to satisfy homeowners regarding tree growth, both on common ground and on private property. We have experienced a proliferation of desert plants which desperately need to be thinned. Mother Nature was not kind to us this past winter, as our common ground vegetation took a beating with the winter frost causing considerable damage. The damaged vegetation had to be removed, which was an unanticipated event. We have been pressed not only to remedy the tree situation, but also to practice "catch up" on common ground maintenance. This work is underway.

The Board released \$4,000 for common ground above budget for May and June in an effort to "catch up" and we also paid \$815 for trimming the common ground palm trees. Two trees were uprooted by wind and a homeowner's wall cracked during one storm. The cost of this, plus removal of winter kill was \$3,400. The cost of cleanup and repair from June to September 1 was about \$8,000. This was over the amount budgeted and will be taken from Reserve Funds. This is why we have Reserve Funds. The CGM/RL Committee has a motion to present to the Board of Directors to request more money from October through December to complete removal of winter kill. This could amount to an additional \$9,000.

After the Revised CCRs approval, it became the Board's legal responsibility to distribute a packet of materials to homeowners. This summer the Board developed a document called the Handbook of Rules and Regulations. Additionally, the Board amended the By-Laws which will be distributed to homeowners for their approval. We decided to put the Articles of Incorporation into the packet as well as the complete set of CCRs. The result will be a total set of documents to be kept by all homeowners in a handy folder. The cost for producing all the documents was about \$1,000, not including the projected cost of mailing which will be \$3.17 per packet. It is likely that we may have to mail about 30 or more documents. The total cost will be taken from the reserve funds dedicated to legal services.

We spent \$28,476 for the repair of the cul-de-sacs on Anastacia and Campina Courts. Cost of crack sealing on all streets in our HOA amounted to \$10,138. A total of \$38,614 was expended on roads this year. This money also comes from the Reserve Funds. A HOA our size (160 homes) should keep Reserve Funds of at least \$120,000. To fully fund our reserves we would need \$700,000 but this is difficult.

How do we replace these funds? We have looked at increasing dues, but this does not generate the dollars we need. For example, increasing the dues \$50/year generates only \$8,000. Dues money should be used for operating the Association, not for special projects, unless they are in the budget. We are not in favor of raising dues unless it is necessary for increasing costs impacting operating funds.

The only reasonable way of generating the dollars we need is to make a Special Assessment on each property. For example, a \$100 assessment on 160 homes generates \$16,000. A \$200 assessment generates \$32,000. A \$300 assessment would generate \$48,000.

If we went with a \$300 assessment in 2008, it would bring our reserve funds to about \$110,000. If the roads are seal coated in 2008, it is estimated that between \$20,000 - \$30,000 would come out of Reserve Funds, leaving us with \$80,000 - \$90,000. It is likely that we could have another assessment in 2009.

According to our CCRs (Article VII, Section F) a Special Assessment requires approval of a majority of homeowners. We have never had a special assessment before, but it is necessary that we keep our Association in good financial standing by having adequate Reserve Funds.

A brief history of SIH road maintenance, repair/cost:

1996	seal coat	\$ 13,000
1999	seal coat/crack seal	18,000
2002	crack seal/repairs	5,000
2004	seal coat/crack seal/repair	29,000
2006	"core samples"	3,000
2007	crack seal/repairs	38,000
2008	seal coat?	?
Total		\$ 106,000

Monies from Reserve Funds in 2007 amounted to:

Catastrophic Events	\$ 8,200
Additional winter kill removal	9,000
Legal Services	1,000
Roads	<u>38,000</u>
Total	\$56,200

This brings our 2007 Reserve Funds to approximately \$64,200.