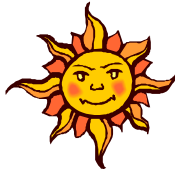


San Ignacio Heights Newsletter

January 2008 Volume IV, No. 3

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



IMPORTANT DEADLINE

Are you ready for February 1?

Green Valley Sanitation On November 21, 2007, Vicente P. Cano, president of Green Valley Sanitation, met with your Board of Directors and your Road Maintenance Committee to explain the waste collection services offered by his company that would closely follow the practices currently in place with Waste Management, but at lower costs and with no damage to our roads.

As a result of hearing Mr. Cano explain his company's services, and after much serious discussion, your Board voted to contract with Green Valley Sanitation for waste pick-up in our area. This is an important decision that requires cooperation by all homeowners.

It is important for us all to remember that In the Spring of last year almost \$40,000 was spent re-paving only two cul-de-sacs in our Association, Anastacia and Campina Courts. This was to repair excessive damage done by the heavy, double-axle Waste Management trucks as they stopped, then turned around in the cul-de-sacs to exit these streets and continue pick-up service in other areas. This very necessary road repair expense seriously depleted our reserve funds.

All trucks used by Green Valley Sanitation will be of the single axle type. A larger truck will be stationed in the area to transfer waste from the single axle trucks to a larger truck which holds more tonnage for transport to and disposal at the landfill in Sahuarita. This larger truck will not be on any roads within the Association.

Waste collections will be on Monday and Thursday with pickup scheduled for before 8:00 a.m. New bins for recyclables will be provided for pickup on Wednesdays. Residents need to put out all waste by 7:00 a.m. on the collection day.

The contract is with the Association; however, each homeowner individually completes an application for service. These applications are part of an informational brochure which was distributed recently by the Association to each homeowner along with a letter of information about the new service. The amount of quarterly billings is \$33.00. The first quarter is paid in advance when the homeowner mails in the application for service. Each homeowner needs to phone Waste Management to cancel current service by that company.

The new waste pick-up service began on January 1. Since this contract is with the Board of Directors, each member of our Association is obligated to submit an application for service before February 1 and to cancel services with Waste Management. We expect all homeowners to be in compliance by March 1.

Other Associations currently using Green Valley Sanitation include Canea Estates, Alamos and Continental Vistas. Upon request, Mr. Cano will provide names of persons to contact in those Associations to get their opinion of his company's services. The company's mailing address is P O Box 125, Amado, AZ 85645. The office phone number is 398-0184.

BOARD OF DIRECTORS

President

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625-5788
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Vice-President

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Janet Paulsen
4149 S. Anastacia Court
625-5448

Member-at-Large

Bill McGovern
4115 Constanca Court
625-0955
wmgomcgovern@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.

* * * *

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



SAN IGNACIO HEIGHTS HOMEOWNERS
ASSOCIATION ANNUAL MEETING
Thursday, February 21, 2008
12:30-3:00 p. m. at the
Canoa Hills Recreation Center
in the Palo Verde Room

This has been a very busy year for your San Ignacio Heights Homeowners Association Board of Directors! Ordinarily meetings take place once a month; however, this year we met eighteen different times. These were for regular and special meetings called to work on varied questions and seek positive solutions to challenging problems. To say the least, the entire process has been exhilarating!

Ours is an all-volunteer organization. Many of your neighbors have been busy working on committees, donating time to projects or arranging social events beginning in February 2007. Reports from the Board of Directors, Standing Committee chairs, Block Captains chair, and our Ramada Scheduler will be given at this Annual Homeowners Meeting.

The results of voting for the election of two Board members will be announced at this meeting. We encourage homeowners to run for the Board of Directors. Please mail a résumé to Nomination Committee, P. O. Box 526, Green Valley, AZ 85622-0526 as soon as possible. For more details on the deadline for this process, phone Janet Paulsen, Nomination Committee Chair.

The featured guest speaker at our Annual Meeting will be Myron Thiel, manager of Donna's Property Management. He will be willing to answer questions and concerns of property owners regarding the maintenance of the common area within our Association.

The 2008 Budget for our Association will be part of a set of informational reports to be mailed to each owner of property in San Ignacio Heights.

In preparation for our Annual Meeting, you might find it helpful to bring a written list of questions pertinent to the Board of Directors, to any Committee Chair and/or to our new waste disposal service. Sometimes in the excitement of meetings, a person can easily forget an issue that is important to him or her. Notes in hand can help keep our thoughts in focus while listening to homeowners speak up on important issues or ask questions. Plus this helps us all to experience a successful Annual Meeting.

Your Board of Directors welcomes your participation on February 21 at the Canoa Hills Recreation Center at 12:30 p.m. See you there!

TAKE TIME TO . . .

Visit our Website at www.sihhoa.org or simply enter San Ignacio Heights Green Valley Arizona at Google or at whatever search engine you use ordinarily.

Some sections of our website are still "under construction" but as this year progresses, much more information will be available to any visitor.

We are grateful to Bob Dahms, our Webmaster. He follows through very professionally with input from our newsletter and website editor. However, any mistakes you might find there are not his fault. That problem is due to inadvertent inaccuracies submitted by our editor.

HAVE YOU TAKEN TIME YET TO . . .

Slowly and carefully read the documents sent to you in a large brown envelope in October 2007? You will be amazed at what you either never knew about or never expected to find in our CC& R's and our Handbook of Rules and Regulations. Just reading our Revised Bylaws can be enlightening.

We trust you are keeping the notebook containing all the important documents prepared for your easy reference in a safe and easily accessible spot in your home.

IN DUE TIME . . .

Special forms will be available to all Association property owners and, in due time, they will be added to our Website for easy access and printing of PDF files using Adobe Reader.

Samples of these new forms will be available at our upcoming Annual Association Meeting. If you are curious, have access to MS Word using a PC, can print PDF files using Adobe Reader, and want a preview of what these forms look like, simply send a request via Email to Marilyn McClellan, Board Secretary, and she will attach PDF files to her Email reply to you. Her Email address is:

cmcmsoon@earthlink.net

Just when you think you've got it right - - -

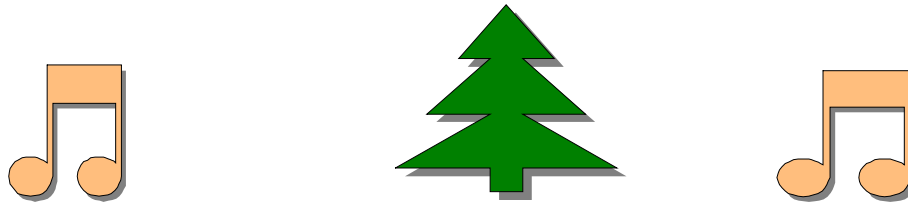
Your Board of Directors has been working diligently to solve problems that have occurred within our Association since February of 2007. Just when we think we have worked out positive solutions to concerns brought to the attention of our Common Ground Maintenance/Residential Landscape Committee, we then discover an unexpected glitch.

We were really surprised at our November 15, 2007 meeting when an irate homeowner let us know that he did not want any ground maintenance crews working on his property. He gave the Board a copy of a letter written to him some years ago by a different Board that promised him no one would work on his property that extends beyond his wall (or fence, as some people like to call it.)

This brought to our attention the fact that the important letter given to the homeowner by a prior Board was not made known to the next Board. It appears that we need an historian or someone who can keep up with letters or documents that should be made known to succeeding Boards.

Later on we were accused of cutting trees on the private property of some homeowners. Because the maintenance crew had worked on the area adjacent to their walls (or fences) many times before, we had always thought that this was common ground. What a surprise!

So to prevent these kinds of surprises from occurring, a letter will be sent to all property owners within our Association. Look for that letter in the next few weeks.



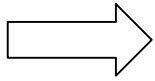
These people got it right - - -

They did a wonderful job organizing our Holiday Party held in December. These hardworking neighbors of yours included: Jane Bryant, Janell Christmann, Lou English, Margaret Moore, Kay Vesia, Howard and Pirjo Zirkle. These volunteers came from Constanca Court, Acala Street, Anastacia Court, and Campina Court.

Lou produced the colorful flyers delivered to all Association members. The decorations were done by Kay. Howard was the master of ceremonies. Jane made arrangements for entertainment by a sextet of singers from the Green Valley Community Chorus calling themselves the "Classix". They gave a wonderful concert and then led everyone in a holiday sing-a-long.

Refreshments, including very special finger food and fancy trays of appetizers and desserts, all amounted to a delicious feast. We were pleased to have so many in attendance at our Holiday Party.

Our next SIH HOA social event will be a dinner on Saturday, April 5 at 5:00 p.m. We invite a street or streets to volunteer their talents to host this special spring social. For information, phone Lou English.



Obligations of the San Ignacio Heights HOA Board of Directors - - -
A never ending task by dedicated volunteers working in your interest

A TIMELY REMINDER TO ALL HOMEOWNERS

Each owner of property within the community is bound by the governing documents of the Association, which include the Declaration of Conditions, Covenants and Restrictions (CC&Rs), the Handbook of Rules and Regulations, By-laws, Articles of Incorporation, Board Policies, and Arizona law. Owners who oppose a particular rule or regulation or policy are asked to keep the following points in mind:

When you bought property and moved into this Association, you agreed to acknowledge that the CC&Rs, Bylaws, Board Policies, and Rules & Regulations of the Association constitute a contract between the Association and you. Non-compliance can lead to activation of the enforcement of the provisions of the various documents that govern our Association.

Recently problems relating to non-compliance with the CC&Rs and the Handbook of Rules and Regulations included the following:

Vehicle parking across driveways onto sidewalks.

All houses in the Properties are designed to accommodate 2 adults and 2 vehicles (sometimes a golf cart). Many lots have very short driveways. Throughout the Properties parking space is very limited. All Owners' vehicles, except trailers and/or motor homes, shall be parked in garages or, if necessary, in driveways, **provided there is no sidewalk encroachment. Parking is not permitted in drainage ways or in guests' off street parking spaces.**

Exterior Colors:

Stucco, trim, window feature and roof coating colors shall be in accord with the latest version of San Ignacio Heights Home Owners - Approved Exterior Colors (Appendix A of the CC&R's

Aerials and Antennas:

Aerials, antennas or other devices for transmission or reception of television, radio or other communications are allowed within patio areas or otherwise **if not visible** by neighbors and the community.

Your Board is happy to say that recent complaints about a satellite dish installation have been quickly and harmoniously resolved. Other complaints about vehicle parking and use of exterior colors are not yet resolved, but we trust that the homeowners involved will adhere to the CC&Rs and the Handbook of Rules and Regulations.

The Board of Directors is not operating in an adversarial position when we ask homeowners to comply with the CC&Rs and the Handbook of Rules and Regulations. However, it is the responsibility of the Board to ensure that **all** homeowners are in compliance with these governing documents. We appreciate every homeowner who does abide by these governing documents. JMP

Your Board of Directors looks forward to seeing you at our Annual Homeowners Association Meeting on Thursday, February 21 at the Canoa Hills Recreation Center at 12:30 p.m. in the Palo Verde Room.