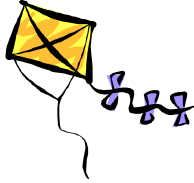


San Ignacio Heights Newsletter

April 2008 Volume IV, No. 4

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



ANNUAL MEMBERSHIP MEETING A GREAT SUCCESS!

The Annual Membership meeting was held on Thursday, February 21, 2008 at the Canoa Hills Recreation Center. Homeowners attending heard outgoing President, Ralph Hartsock, thank the Board of Directors who served the Association with distinction during a very busy year. Special thanks went to Vice-president Frank Smith who chaired many meetings while Ralph was out-of-state tending to pressing family matters. Other officers introduced were Jan Paulsen, Treasurer; Marilyn McClellan, Secretary, and Bill McGovern, Member-at-Large.

Thanks were extended to Standing Committee chairpersons who put in many extra hours this past year: Bud Gregory of the Architectural Committee; Margaret Moore of the Common Ground Maintenance/Residential Landscaping Committee; and Gil LeClair of the Roads Committee. Much work was accomplished by these three standing committee chairs and their members who freely gave of their time and expertise for the betterment of our Association.

Other homeowners who gave invaluable service were Lou English and Howard Zirkle. Lou was the person who arranged all our meetings at the Canoa Recreation Center and was the scheduler of events and activities at the Ramada. Howard Zirkle, Block Captains chair, kept all homeowners informed not only about the paving projects in 2007, but also about special events. His committee delivered packets of important documents including copies of the Revised CC&R's, the Handbook of Rules and Regulations and other documents to be kept on file.

Members of the Board of Directors presented various reports to those homeowners gathered at this important meeting. Committee chairs also gave their annual reports. Of special interest were the financial reports given by the Association treasurer. The idea of asking for a one-time special assessment this year drew many questions and much discussion.

This issue will be put to a vote in the near future. Homeowners need to understand that no assessment has ever been requested in any year since our Association was first formed. Our CC & R's require a vote by homeowners on any special assessment. A majority of "yes" votes are needed to pass such a measure.

The guest speaker at the Annual Membership meeting was Myron Thiel, manager of Donna's Property Management hired by the Board of Directors to maintain the common grounds.

Jane Bryant was elected by acclamation to the 2008 Board of Directors. She will serve a three year term.

San Ignacio Heights, Inc.

We are a 501(c)4 Non-Profit Organization

BOARD OF DIRECTORS

President

Bill McGovern
4115 S. Constanca
625-0955

wmgomcgovern@mindspring.com

Vice-President

Jane Bryant
1507 W. Acala Street
207-2277

JanerUA@cox.net

Secretary

Marilyn McClellan
P.O. Box 1124
Green Valley, AZ 85622-1124
399-1516

cmcmonsoon@earthlink.net

Treasurer

Janet Paulsen
4149 S. Anastacia Court
625-5448

Member-at-Large

Vacant Position

COMMITTEES

Architectural

Bud Gregory, Chair
648-2125

Audit

Bob Blair & John Prudhoe
Co-Chairs

Common Ground

Maintenance/Residential Landscaping

Chuck McAninch, Co-Chair
chuckgv@cox.net

Jess Stokes, Co-Chair
doziere@gmail.com

Nomination

Jan Paulsen, Chair
625-5448

Roads

Gil LeClair, Chair
648-5590

Block Captains

Howard Zirkle, Chair
648-5148

Ramada Scheduler

Louise English, Chair
648-5414



The featured guest speaker at our Annual Meeting was Myron Thiel, manager of Donna's Property Management. This is the company hired by your Association to maintain the common grounds. Myron addressed the concerns of homeowners in our Association and explained that his workers do only common ground maintenance work.

Homeowners are not to discuss problems with his employees about the common area. Questions and concerns are put in writing and given to either the Common Ground Maintenance/Residential Landscaping Committee or to the Board of Directors of the Association.

Myron explained that property owners should never do any kind of work on common grounds. Homeowners are not to ask Carlos, or any other employee of Donna's Property Management to work on their property. He cautioned homeowners who want work done on their property to hire people who are licensed by the State of Arizona.

Myron reported the need for hiring extra workers in 2007 to bring the common ground back to acceptable appearances which had been sadly neglected during the years that the Association was run by Cadden Property Management. Consequently much of 2007 was spent clearing away plants that had overgrown the common ground during the Cadden era, or had been killed by extremely low temperatures last winter.

Myron thanked Margaret Moore and members of her Common Ground Maintenance/Residential Landscaping Committee for working cooperatively with him in seeking solutions to serious erosion problems on common ground in many parts of our Association. Some projects have recently been completed, especially along both sides of Desert Jewel Loop. Other special projects agreed on will be completed prior to seal coating of the roads within San Ignacio Heights.

Homeowners were cautioned by Myron to keep bird feeders inside their walled areas. Birds drop seeds onto the ground and this causes a chain reaction including erosion in the common area. Packrats, field mice and other small animals feed on the seeds, snakes feed on these animals, and birds of prey feed on both the snakes and the animals.

Myron assured homeowners that his first concern is the health and safety of plants in the common area. He makes a work schedule for the area and tries to keep the cost of maintenance as low as possible.

KEEPING YOU INFORMED. . .

Special Forms Now Available!

Visit our Website at www.sihhoa.org

A special form is now available to all Association property owners who want to change paint colors on their homes. Not everyone knows that when your home needs painting you must match the color scheme that is listed in Appendix, A, Approved Colors, Revised January 2008, for the model number and model name of your home.

If you want to keep the current correct color scheme for your home, and you have checked this against Appendix A, then you do not have to submit a Paint Request Form. Instead you simply use the paint scheme that matches your model number and model name.

As noted on Appendix A, Approved Colors, Revised January 2008, the form that was distributed at our Annual Membership Meeting held Feb. 21, 2008, some color schemes are used for more than one model number or name.

Association members who have access to MS Word using a PC or a Mac, can print directly from our www.sihhoa.org Website the Appendix A, Approved Colors, Revised January 2008 from PDF files using Adobe Reader.

If you do not have a computer or access to the Internet, you may phone Marilyn McClellan, Board Secretary, at 520-399-1516 or mail a request to her and enclose a self-addressed, stamped, business size envelope for her reply to you. She then will mail the Paint Request Form to you. Her mailing address is:

Marilyn McClellan
P O Box 1124
Green Valley, AZ 85622-1124

Remember - -If you plan to change the color scheme for your home, be sure to use the Paint Request Form and give it to Bud Gregory, chair of our SIH HOA Architectural Committee.

Other Committee Forms are also available to print from our Website at www.sihhoa.org

And now a word from your SIH HOA Treasurer, Jan Paulsen

The Story of Lot 6.

Go to the corner of DJL and Mariquita, looking to the southwest you can see three houses; these are Lots 3, 4, and 5. Lot 6 is an empty, barren lot adjacent to Lot 5.

Our awareness of Lot 6 came about by a phone call (Sept. 07) indicating they knew we had an available lot which they would like to purchase as a way of gaining access to GVR (since then we have receive two more such calls). We began to investigate Lot 6.

We obtained a Special Warranty Deed from Pima county dated 7/23/04, indicating Lot 6 was conveyed to San Ignacio Heights, Inc. "Subject to the express irrevocable covenant that no residence or similar structure, nor any edifice more than six (6) feet tall shall be constructed on Lot 6 ("the Covenant")."

Looking into past minutes of the Association revealed that an initial interest in Lot 6 began September 18, 2003 when Ralph Hartsock contacted the Lees "to see if they were still interested in buying it and deeding it for common ground to the association."

April 15, 2004 minutes: "Lee vacant property – the Lees of 1660 Circulo de la Piñata hope to purchase the small lot currently for sale in the newly developing area where the model center used to be. This parcel will then be donated to the Association for open space. This purchase will help ensure the remaining view from the Lee property. It was suggested that the Association pick up the closing costs related to this purchase. The suggestion met with approval, but no motion yet. Bernie Kuehn will ask the attorney about any problems with the zoning of the parcel when he sees her tomorrow."

May 19, 2004 minutes: "President's Report: Bernie Kuehn . . . Proposed Lee lot purchase. Letter received from John Harper, Attorney for Lee proposing that Mr. Lee fund the purchase of the empty lot but that SIH do the purchasing to avoid dual closings. Bernie to contact him regarding the legalities, money into a trust, closing costs, GVR questions. Bernie will contact the Board members over the summer with details so as not to hold up the purchase."

September 30, 2004 minutes: "President's Report . . . Lot #6 was purchased by Bob and Maureen Lee and deeded to the SIH HOA. It is now a common area. Legalities are complete. Ralph Hartsock moved and Mary Nagle seconded a motion to accept this parcel into the common area of SIH. Motion carried."

[Although the price was not in the minutes, the price was \$10,000 (value of lot, \$28,000). As per agreement between the Lees and SIH, SIH paid \$1,248 for attorney fees and \$233.88 for back taxes.]

We wrote to the Lees (September 07) stating we had received an inquiry regarding Lot 6 and the relationship to GVR. We received an immediate reply indicating the Lees would be opposed to any sale of Lot 6 since it "violated the spirit of my original gift." He also indicated that nothing had been done to maintain or improve the lot in the past three years. When he bought the lot "it was my intent that SIH Association would landscape it and maintain it as a continuation of the adjacent common area, with no structure to be built on it."

We wrote (September 07) to Beth Ford, Pima County Treasurer, to inquire about taxes on Lot 6. We received a statement from the Treasurer stating the following:

2004 taxes on Lot 6 were paid								
		tax	interest	penalties	fees	interest	redeem fee	total
2005	first half	248.62	53.04	12.43	10.00	17.01	10.00	351.10
2005	sec half	248.62	33.15	12.43		15.45		309.65
2006	first half	235.88	40.89					276.77
2006	sec half	235.87	22.01					1,195.40

We paid the \$1,195.40. We requested taxes for Lot 6 for 2007, we paid \$468.20 (zoned residential).

We can identify what the problem was regarding delinquent taxes. When the Special Warranty Deed was filed, the address under which Lot 6 was entered was P.O. Box 1375, an address that was out dated in October 03. It was unfortunate the correct or up dated address was not used on the Warranty Deed. Subsequent taxes were mailed to P. O. Box 1375. When it was not a valid address, the mail stopped. There was no

(Continued next page.)

attempt by the County Treasurer's office to find a correct address.

The next step (November 07) was to contact Bill Staples, Pima County Assessor, to have Lot 6 rezoned from residential to common area. We received confirmation (January 08) that Lot 6 is now zoned common area and the correct address is confirmed. The annual taxes on Lot 6 will be \$5 per year.

This did not turn out to be the "sweet deal" it was meant to be. We lost 27% on the "deal". We sit with Lot 6, a barren waste land. I personally feel it is the obligation of SIH to landscape Lot 6 with the money the Lees contributed with the understanding that Lot 6 would be landscaped. Jan Paulsen, Treasurer

NEWS FROM THE GREEN VALLEY COMMUNITY COORDINATING COUNCIL (GVCCC)

Your Association sends a representative to the GVCCC Board of Directors meeting held on the third Thursday morning of each month except during the summer. For this past year and continuing today, Bill McGovern has been our representative to these meetings. He brings back to the Board items of interest and information that could prove helpful to our homeowners.

One of the active committees within GVCCC is the Health & Human Services Committee which distributes information monthly about opportunities for special assistance. Here are three opportunities spotlighted at their March meeting.

TELE-CARE

Since 1978 when Tele-Care began, caring adults make phone calls to community residents to make sure that all is well. Most calls are made between 7:30 and 8:45 a.m. every day, including Sundays and Holidays. A different volunteer will call each day, however, it is not always at the exact time you request, but every effort will be made to do so. There is no charge for this service.

If a volunteer cannot reach you by phone, or if the close neighbor, whom you designate, cannot rouse you, we will call 911. They will either send an SAV or the Paramedics. For further information call 625-1636.

SOUTHWEST AMBULANCE SUBSCRIPTION PROGRAM

Most people assume that their health insurance plan will cover the entire cost of emergency ambulance transportation. Frequently they are surprised to find that they face large out-of-pocket expenses because their insurance company pays only a portion of the cost.

As a member of the Southwest "Medicare" ambulance membership program, regardless of how many times you or anyone in your family (living under the same roof) use this service, you pay only one small fee each year. For \$59.78 – per year per household – Southwest Ambulance bills your insurance companies, and accepts whatever they pay as full payment of the bill. You pay no additional fees, not even a deductible. For information on this valuable service, phone 1-800—645-9413.

FIRE DEPARTMENT LOCK BOXES

A lock box gives the fire department or ambulance emergency access to your home, saving precious time and expensive repairs. The Green Valley Fire District has the only key to your Lock Box. The Box costs about \$70 and the Green Valley Fire District charges \$25 for installation. For information, call 625-9400.