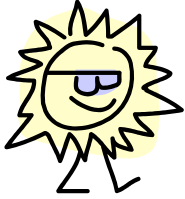


San Ignacio Heights Newsletter

September 2008 **Volume V, No. 1**

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

WELCOME TO OUR NEW NEIGHBORS



San Ignacio Heights, Inc., HOA welcomes:

James and Sharon Robinson of 4221 S. Emelita Drive

COME JOIN US AT OUR COFFEE KLATCHES

Homeowners on various streets in our Association volunteer to provide refreshments at our Coffee Klatches for the enjoyment of everyone. These popular social gatherings are held at the Ramada on Mariquita Street on the third Saturday monthly from 8:00 to 10:00 a.m. Here is the current schedule:

<u>Date</u>	<u>Host Street and Contact Person</u>
September 20, 2008	Anastacia Court - Margaret Moore
October 18	Constancia Court – Joyce Mitacek
November 15	Emelita Drive – Cathy Kane
December 20	Circulo de La Piñata – Volunteer needed
January 17, 2009	Campina Court - Mayme Specht
February 21	Mariquita (Blk 17) – Pat Harris
March 21	Mariquita (Block 14/15) – Marjorie McCants
April 18	Anastacia Court – Margaret Moore
May 16	Acala – Marilyn Zeigler

You are invited to these Coffee Klatches to meet and greet everyone in a friendly atmosphere. See you there!

ATTENTION ALL HOMEOWNERS

Special Announcement about Green Valley Services (GVS)

The schedule for the trash pickup services by GVS has been changed by Board of Directors action taken at its August 21, 2008 meeting. The Thursday trash day has been eliminated. Monday is now the only trash pickup day. Wednesday remains as the recyclable pickup day. **This new schedule begins on Monday, September 15, 2008.**

GVS does **not** accept any glass items in your recycle bin. Other recycle items such as plastic, aluminum, and paper products are still allowed.

There will be no GVS services for the entire week of seal coating of roads in our Association scheduled for September 8, 9, 10, and 11. Watch for an announcement from Gil LeClair, chair of our SIH HOA Road Committee, about which roads will be seal coated on which date. Cars must be parked off the roads the night before until the day after the seal coating process ends.

BOARD OF DIRECTORS

President

Bill McGovern
4115 S. Constancia Court
625-0955
wmgomcgovern@mindspring.com

Vice-President

Jane Bryant
1507 W. Acala Street
207-2277
JanerUA@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

Bob Mitacek
4138 S. Constancia Court
399-1151
jmitacek@aol.com

* * * *

COMMITTEES

Architectural

Bud Gregory, Chair
648-2125

Audit

Bob Blair, Co-Chair
625-5044
John Prudhoe, Co-Chair
625-7072

Common Ground

Maintenance/Residential Landscape

Chuck McAninch, Co-Chair
648-2538
Jess Stokes, Co-Chair
399-3663

Nomination

Jan Paulsen, Chair
625-5448

Roads

Gil LeClair, Chair
648-5590

Block Captains

Howard Zirkle, Chair
648-5148

Activities Scheduler

Lou English, Chair
648-5414

PARTY TIME!!!



Get your calendar out and mark these dates . . .

Thursday, October 23, 2008, 5:00 p.m

NEIGHBORS NIGHT OUT POT LUCK at CANOA RECREATION CENTER
Meet new residents of San Ignacio Heights HOA, greet returning members and
“Snow Birds.” This will be a highly successful party if someone will volunteer
to organize it. (See note below.)*

Thursday, December 4, 2008, 5:00 p.m.

CHRISTMAS PARTY, HORS D’OEUVRES, HOLIDAY CHEER
at CANOA RECREATION CENTER. *The SIH Hand & Foot Card Group has
volunteered to organize this party*

Saturday, April 25, 2009, 5:00 p.m.

DINNER AT CANOA RECREATION CENTER . *This can be either a sit-
down catered dinner or a Pot Luck dinner. We will leave this up to the
volunteer organizers of this event.*



Be an Angel!
Become a Volunteer!

**WOULD YOU LIKE TO GET INVOLVED WITH THE ORGANIZING,
PLANNING, DECORATING, SET UP, REGISTRATION, AND
ENTERTAINMENT AT ANY OF OUR DINNERS AND POT LUCKS?
WE INVITE YOU TO SHARE YOUR TALENTS AT OUR UPCOMING
SOCIAL EVENTS.*

VOLUNTEERS WELCOME!

Phone Lou English at 648-5414 FOR DETAILS.

She welcomes your phone call.



PASSINGS

This year we were saddened to hear of the deaths of some
of our homeowners. Carl Harris passed in the spring. Al
Wenda also passed in the spring and his wife, Ruth, has
moved to California to be with their children. Claire
Atkins passed in August and former homeowner Dick
Coover passed in July. *You are all missed.*

**STANDING COMMITTEE
VOLUNTEERS HAVE
BEEN BUSY THIS SPRING
AND SUMMER**

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

Our **Roads Committee** set up plans
and worked with your SIH HOA Board
of Directors to contract with Bates
Paving and Sealing Company to crack
seal streets inside our Association in
May. The seal coating process is
scheduled later this month.

Gil LeClair, chair of the committee and
his members are working on a
proposed five year plan for repair of
problem areas in our Association. The
proposal will be given to the Board of
Directors soon. All needed repairs will
be done on a priority basis.

Your **Common Ground
Maintenance/Residential
Landscape Committee** co-chairs
Chuck McAninch and Jess Stokes
worked with committee members to
set up work schedules with Myron
Thiel of Donna's Property
Maintenance to solve erosion
problems on Emelita at Westcotta,
behind the cul-de-sac at the end of
Campina Court and the north side
of Desert Jewel Loop between
Emelita and Desert Jewel Court.

Earlier this year an erosion problem
area on the south side of Desert
Jewel Loop just east of the
entrance to the golf course's
parking lot was solved by Myron
and his crew after consulting with
the CGM/RL Committee. That area
has been transformed and many
positive comments have been
received for this completed project.

Follow up on Lot 6 from April Newsletter

Correspondence and phone calls with the Pima County Treasurer and the Pima County Assessor began in September 2007. On November 1, 2007 we paid the County Treasurer \$1,195.40 for back taxes on Lot 6 which was listed as residential. On November 14, 2007 we paid \$453.20 for 2007 taxes on Lot 6 assessed as residential.

We received notification from the Assessor's Office in January 2008 that Lot 6 had been reclassified from residential to common area.

On May 17, 2008 we received a refund from the County Treasurer for \$1,663.32 based on Lot 6 being transferred from residential to common area. Our present taxes on Lot 6 based on common area is \$5.00 per year.

It looks like we are on the right track. This little project which began in November 2004 was finally ended in May 2008 – it took 3 _ years.

What still remains is what to do about landscaping Lot 6. Mr. Lee paid \$10,000.00 for Lot 6 with the understanding that no structure or plant would be higher than six feet and that Lot 6 would be landscaped. Nothing has been done in this regard.

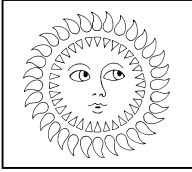
I personally feel the Board of Directors has an obligation to Mr. Lee and to the homeowners, especially in the neighborhood, to landscape Lot 6 with the goal being to alter its barren, desolate appearance (not at this time of year, there is plenty of growth) and improve the appearance from Desert Jewel Loop. This will cost the Association money, since the original \$10,000.00 is gone.

Let me add, if a person had not called to inquire about buying Lot 6 to gain access to GVR, we never would have investigated and we would forever be delinquent in our taxes on Lot 6. Thank you, caller! JMP



Working together for the good of our Association are five members of the Board of Directors. In February of 2009 several positions will be available for election or re-election. Now is the time to think about what you can do for your Association.

We are aware of many homeowners with talents at different levels from many walks of life. They bring with them computer, organizational, business, management, accounting, writing, record keeping, educational, community relations, social, listening and many other skills. All these are important to the successful volunteer management of our San Ignacio Heights HOA. You are invited to share your particular skills with us by running for election. Feel free to attend Board meetings on the third Thursday of each month. We welcome your ideas and dedication.



SPECIAL ASSESSMENT UPDATE

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

How homeowners voted: 82 yes votes
49 no votes
2 ballots returned with no vote
133 ballots cast

133 ballots/160 homeowners = 83% of homeowners voted
82 yes votes/133 ballots cast = 62% voted in favor of the Special Assessment
49 no votes/133 ballots = 37% of homeowners voted against the Special Assessment
27 homeowners did not vote, of those 2 were deaths

Majority of homeowners needed to pass the Special Assessment.

82 yes votes/160 homeowners = 51% is the majority, therefore the Special Assessment was approved.

We received one \$500.00 check which was returned with the ballot.

* * * * *
As of 8/25/08, we had responses from 69 homeowners and have put \$25,975.00 into a special fund marked Special Assessment. This fund is separate from the Reserve Fund. When all of the Special Assessment funds are in, the Special Assessment fund will be moved to the Reserve Fund and will be used for road maintenance and repair.

If you have any questions about the Special Assessment, go to the CCRs, Article VII, Covenant for Assessments (page 12). This will inform you of the Special Assessment, the collection of money and what happens if a homeowner does not send in the \$500 by the November 10 deadline.

If your payment has not been received by November 10, 2008, you will receive a reminder. If paid by December 10, 2008 there will be a \$7.50 late charge. If payment is not received by January 10, 2009, the Board of Directors may bring action against the Homeowner. There will be a \$7.50 charge per month from the due date (November 10, 2008), until the Special Assessment is paid.

Please get your payment in on time! We do not want to get involved with placing a lien on your property OR get involved in legal action. JMP

Special News from your Block Captain Chair, Howard Zirkle



The Sheriff's Auxiliary Volunteers (SAV) have given us three new Neighborhood Watch signs to replace our old signs. Thanks go to Bob Laine for replacing the old signs with the new ones. Thanks also go to Keith Siebers for mentioning to us that old signs needed to be replaced.



ARE WE SEEING INCREASING PRICES?
Concerns from your Board Treasurer, Jan Paulsen



Common Ground Maintenance:

We pay a fuel surcharge of \$50.00 per month to Donna’s Property Management for fueling their equipment. Their cost for dumping at the landfill has increased from \$23.50 per ton to \$32.50 per ton.

Palm Trees:

The cost last year for trimming palm trees was \$44.00 per tree. This year the cost is \$60.00 per tree. We may not have the palm trees trimmed this year. But, what will be the cost next year?

Green Valley Sanitation:

Gasoline costs are hurting this business. The company has had to layoff workers. I personally am concerned about this. If costs get to the point where GVS goes out of business, we will be going back to Waste Management or Saguaro for garbage and recycling. Back to the big dual axle trucks again. (Editor: See Announcement on Page 1)

Ramada:

I am sure we will see an increase in heating, cooling and electric costs.

* * * * *

Editor’s Note: *If you are as concerned as Jan is about rising costs in the management of our San Ignacio Heights HOA, then you are invited to attend upcoming Board of Directors meetings at the Ramada. These meetings are held on the third Thursday of each month at 3:00 p.m.*

You may contact Board members to request being heard at the beginning of the agenda. By requesting in advance to be added to the agenda, you will be better able to present written remarks to the Board. We request at least five copies of your written presentation for our Board records.

* * * * *

WE GET LETTERS, PHONE CALLS AND E-MAILS

Several homeowners have reported that Green Valley Sanitation (also known as Green Valley Services, LLC) is over or double billing individual accounts. When you receive your quarterly invoice from GVS, be sure to note the accuracy of it. If you have questions for GVS, phone that company directly at 398-0184 between 9 a.m. and 4 p.m. Most people report that the office staff at GVS is very polite and will make every effort to correct your account. ***When you do phone GVS, please keep a friendly tone in your voice as you explain your problem. Courtesy pays off!***

Never mail your invoice back to GVS, instead keep it for your records. Do write the invoice number on the memo line of your check before you mail it to GVS.

NEWS YOU CAN USE

RE: THE APPEARANCE OF DESERT JEWEL LOOP (DJL) AS YOU ENTER FROM CAMINO DEL SOL

What is the responsibility of the golf course for the maintenance of the entrance road?

In December 1992 a document "GRANT OF EASEMENTS AND EASEMENT AGREEMENT" was recorded in Pima County. This document describes the "Allocation of Costs Related to the Entrance Road." We call the Entrance Road the West Road. The West Road runs from Camino del Sol to the tall brick wall just west of Circulo de la Pinata, about the beginning of the yellow striping. The short brick wall on DJL, just past Circulo de la Pinata is the property of SIH.

According to the above document, San Ignacio Golf Club (GOLF) is responsible for all landscaping within the West Road, this includes the strip of land (north shoulders) lying between the sidewalk and the existing masonry wall.

The above document further specifies that GOLF has the responsibility for "all costs of maintenance, repair, landscaping, watering, insurance, and other costs relating to the entrance road." Expenses will be divided GOLF 50%; SIGE 25%; SIH 25%.

* * * * *

Fairfield was the original owner of San Ignacio Golf Club (GOLF). John Jacobs bought GOLF in 1998. They may have had a good golf school but they certainly had a poor business department. The original arrangement for the West Road went down the drain.

In 2000 IRI bought GOLF. In October 2002 a meeting was held with SIH Board Members (no board member recalled attending this meeting), the President of IRI and representatives from Cadden Community Management.

November 2002 minutes of the SIH BOD states "There was a meeting with the Golf Course and we (SIH) now have responsibility of all the West median plus the West shoulders."

In January 2003 Cadden CM sent the SIH BOD a letter stating "IRI GOLF is to arrange for and pay the billings of the maintenance." IRI GOLF pays 50%; SIGE pays 25%; SIH pays 25%.

I do not know what or who did what from 2003 to 2006. When I saw Myron, Donna's Property Management, working on the West Road he was told to stop the work. I then met with Peter St. Laurent and the grounds maintenance director. The maintenance agreement outlined above was discussed. Peter was out cutting some weeds and then nothing.

Frank Smith, John Ott (IRI V.P.), Peter St. Laurent and I met in the fall of 2007. We went over the documents and responsibilities. They said they would do something when the course was being over-seeded. They put rock in the dirt areas on the south shoulders, which is obviously part of the golf course.

At the present time we are working on a meeting with SIGE representative, John Ott, Tim Bishop (GOLF manager), Myron Thiel, Frank Smith, SIH Common Ground Maintenance Committee and me.

In the meantime, if you are upset with the appearance of the entrance to SIH, write the golf course and tell them what you think of their maintenance:

San Ignacio Golf Club
4201 S. Camino del Sol
Green Valley, AZ 85622

JMP