

# The Round Up

April 2008

## Board of Directors Contact Information

### President

Harry Resnick - 297-4474  
Landscape Chair  
hmresnick@yahoo.com

### Vice President

Tony Congi - 579-8821  
Walls/Rules/Security Chair  
saandtc@netscape.com

### Treasurer

Bill Schirmer - 579-7052  
Newsletter Editor  
schirm2377@aol.com

### Secretary

Earl Washington - 219-3964  
ARC Committee Chair  
ewash21@msn.com

### Director

Armand Millette - 870-7848  
Streets & Lighting Chair  
a\_millette@q.net

### Director

Michael Holly - 784-3889  
Pools and Rec Committee Chair  
mhollywood662000@yahoo.com

## Arizona Home Owner's Management Experts, LLC

PO Box 85160  
Tucson AZ 85754  
520-624-4404  
520-792-0377 Fax  
chris@azhomellc.com  
www.azhomellc.com

## Trees hitting your property?

Please contact AHOME to report anything in North Ranch in need of repair. Thank you!

## TRUCK TEARS THROUGH GRASS AT POOL

At exactly 12:55 PM on April 25th, an apparently drunk or impaired driver nearly hit a wall at the small pool. The driver went over the curb and onto the grass and stopped. Then peeled out, shooting grass and dirt all over the pavement.



Afterward the driver drove around the corner on Desert Bend Loop and ran over the common area gravel.

The vehicle involved (pictured above) appears to be a light colored Nissan, or Ford club cab 4x4 pickup with a lift kit. Items were in the bed. The driver was a white male wearing a white

hat with a dark brim and may be a contractor.

Anyone with information about this incident should call 911 and mgmt. at 624-4404.

### New Graffiti Appears

Mindless, cowardly markings in indelible ink have again been discovered around the community. The association is assisting law enforcement in hunting down the UMC (uptown mafia crips). As soon as the vandals are caught (and they WILL be caught) we will report it on the website and the printed Round Up.

Those with information leading to the arrest and conviction of the vandals are eligible for a reward. Please call 624-4404 with information about the vandals. Thank you.

### NR Sign Damaged

On 4/17/08 a resident af-

fixed a protest sign to the announcement board at the Thornydale traffic island, with a lot of packing tape. Somebody removed it and placed it on the resident's property.

The resident then put up a new sign, this time affixing it with large quantities of contact cement or liquid nails epoxy. This permanently damaged the metal board. This resident was arrested for criminal damage. The resident's spouse graciously replaced the metal board with a new one.

### GAS SIPHENING ALERT

A resident on Desert Bend Loop reported their gas cap removed. The astronomical rise in gas prices means more people will want to steal it. Residents who park outside overnight should consider investing in a locking gas cap.

## ENTRANCE PAINTED FOR FIRST TIME SINCE BUILDERS



**Super-Volunteer Armand Millette has been busy, really busy. On his own Mr. Millette has painted the stucco covered walls of the North Ranch Thornydale entrance, including the planters.**

**Mr. Millette's efforts are part of an overall beautification process underway in the community.**

**Mr. Millette will also be painting the walls at the Shannon Rd entrance.**

**THANK YOU ARMAND!**

## Solicitors Still Not Welcome

Aggressive Solicitors from Xtreme Clean Chemical Co of Plano, TX were recently booted from North Ranch by Tony Congi, AHOME and the Pima County Sheriff.

If you are being harassed by a solicitor DO NOT let them in your home. Call 911 first (tell the operator you want an officer to make contact).

**Please report all aggressive solicitors to mgmt. at 624-4404. Thank you.**

### NRCA Fast Fact

#### Board Director

Armand Millette

works as a chef

for a large

assisted living

facility

### Tree Run Over

At 6:30 PM on 4/9 a young woman in a white Dodge Dakota truck ran over a tree across from the tennis courts.

The tree is being reset by the landscapers. Anyone with information about the woman should contact 624-4404 or Security Committee Chairman Tony Congi at 579-8821

# DUMPING IN COMMON AREA NOT THAT BAD

## Dumping In Common Areas Not As Bad As Feared

The management company conducted site visits visit behind NR properties in March to determine the extent of illegal dumping of debris in the common areas. Thankfully there was little to report. There are still a few homeowners who persist in dumping tree debris into the washes and other common areas who are subject to stiff penalties. Thank you North Ranch residents for helping to keep our common areas clean.

### No Booze at Pools

Warm weather is upon us and so is heavy pool usage. Recently security cameras have identified several residents drinking alcohol at the pools.

On 4/13 a resident, identified by the surveillance system, with several cases of beer

was booted from the big pool by the manager. Minors may have also been drinking.

On 4/17 security reported tequila and brandy bottles in the big pool garbage can. Video footage identified the resident responsible for the booze.

There are many great places to enjoy a cold one or a margarita. Your living room or a friendly neighborhood bar come to mind. For liability and safety reasons, please keep alcohol away from the pools and recreation areas. Thank you.

### Partial List of Pool Improvements 2007-2008

- Exposed conduit repaired
- Switch to solid chlorine
- 2 new digital heaters
- New zeolite sand
- Safety drains
- Safety shutoff valves
- 3 new pumps, 1 new filter
- New pool furniture

- New signs
- New ground lighting
- Surveillance system
- New clocks and thermometers
- Rusted edging replaced
- Rusted fence painted
- Security guards
- Energy efficient lighting
- Switched to dependable, professional pool service (Aqua Solutions)
- Switched to dependable, professional janitorial service (Elizabeth King)
- Obnoxious warning speaker system disconnected.

A review of records from 2005-2006 revealed there were no pool improvements during that period. THANK YOU pool committee, board members, volunteers, management and contractors for keeping our pools great!

# MANAGER TAGS OWN CAR WITH STICKER

## Rusted Fence Painted

Sheppard's crook fencing around both pools were painted by Blue Coyote painting. The long-overdue project is yet another stage in the NRCA's Strategic Planning Project (NRSPP).

The fences should not need to be painted again for at least five years. The highest quality Dunn Edwards paint was used. NR approved color Anchor's Aweigh.

## New Spa Filter Installed

A new TR100 zeolite filter will replace the old, broken-down DE filter at the small pool this week.

## Feces Closes Big Pool

The big pool had to be

closed after a youngster had an accident. The pool has been reopened after being sanitized for your protection.

## Manager's Car Stickered

The North Ranch Manager forgot to pull his own vehicle off the street on 4/25. A neon green violation sticker was affixed to the rear side window and a violation letter was delivered to the manager by himself, and will become part of the lot record.

The North Ranch Rules are there to provide an attractive and safe environment for all residents of North Ranch. Since the use of parking stickers was put in place 9 months ago overnight parking on the streets has almost completely

stopped.

The Rules Committee is always looking for volunteers. Contact Tony Congi or call the manager at 624-4404 to get involved!

## NR Rules Updated

The North Ranch Rules have been updated to correct a procedural error.

## ARC Rules Updated

The North Ranch Architectural Rules (formerly Design Guidelines) were updated to correct a procedural error. The ARC Rules are also in the process of being brought up to date with the CC&R's and Arizona Revised Statutes.

Thank you Earl and Committee members!

## HOMEOWNER'S CORNER

My neighbor Sam Minilla is a bird lover. Every Sunday at 5:00 am Sam is out with his Polaroid taking snapshots. Mrs. Minilla keeps the bird feeders overflowing with food and tosses seeds and crumbs in every directions—over my wall and into the common area. Why? Because Sam tells her this will attract more cute little birdies, like finches, that's why.

The cute birdies came, but so did pigeons. Dirty pigeons everywhere. Mrs. Homeowner found out the hard way about the pigeons when she pulled up in the Imperial after going to the car wash. Splat! What a mess.

**Pigeons love to feed on the ground. Keep the bird food off the ground to keep the pigeons away, if you know what's good for you.**

I know I do.

Harvey Homeowner

## FINANCIAL DATA

AS OF MARCH 31, 2008

Total Income	\$129,823
Total Expense	\$241,091
Deficit	(\$111,268)
Cash in Banks	\$408,188
Total Assets	\$494,724
Liabilities	\$38,250
EQUITY	\$456,474

### Did You Know?

Wonderful North Ranch resident Rose Carroll walks all of North Ranch every morning picking up garbage?

### Did You Know?

AHOME does not make the rules. This is done by the Board with input from the Rules Committee and homeowners like you. If you don't like the North Ranch Rules then GET INVOLVED! At this point only a tiny number of residents volunteer for anything. Help is ALWAYS needed! Please consider joining a committee. For more info call 624-4404.

### NORTH RANCH COMMUNITY ASSOCIATION

February 22, 2008

6:00 PM Oro Valley Public Library

Minutes

**Call to Order:** The meeting was called to order at 6:00 PM

#### Roll Call:

Harry Resnick - President

Tony Congi - Vice President

Bill Schirmer - Treasurer

Armand Millette - Director

Earl Washington - Director

Ben Hilger - Director -Absent

Michael Holly - Director-Absent

(Note: Also attending meeting were AHOME Managers Chris Centuori and Angel Russell).

#### Announcements:

\* President Resnick stated curb painting is available for \$10.00/residence

\* President Resnick announced Director Hilger has resigned from the Board.

#### Financial Report:

Treasurer Schirmer reported:

As of 1/31/08

Monthly income	42,642	YTD	42,642
Monthly Expenses	28,216	YTD	28,216
Net Monthly Surplus	14,426	YTD	14,426
Bank Account Totals			539,604
Total Assets			622,438
Total Liability			40,271
Equity Amount			582,167

#### New Business:

\*A motion to approve January 29, 2008 Board meeting minutes passed unanimously.

\*A motion to approve contract with AHOME passed unanimously

\*A motion to approve a street sweeping contract was tabled awaiting more information.

\* A motion for the expenditure of \$300.00 for bench repairs passed unanimously.

\* A motion to approve 2 contracts totaling \$4389.92 with Santa Rita Landscape for the clearing of brush and debris at the Thornydale and Shannon entrances passed unanimously.

\* A motion for the expenditure of \$7000.00 for light installation at the Thornydale entrance was tabled awaiting more information.

**Homeowner Comments:** 5 homeowners attended the meeting.

**Adjournment:**\* A motion to adjourn passed unanimously at 8:08 PM.

### NRCA Fast Fact

**Board President**

**Harry Resnick's**

**first job was with**

**Western Union**

**delivering singing**

**telegrams**

### Did You Know?

Any improvements visible from the street require approval from the ARC Committee. ARC forms are available online or from the mgmt.

### Did You Know?

You can save the NRCA money by opting out of the printed newsletter. The same news is presented online. To opt out call 624-4404! THANKS!

## North Ranch COA

P.O. Box 85160  
Tucson, AZ 85754

Ph: 520-624-4404  
Fax: 520-792-0377

[www.nrcatucson.com](http://www.nrcatucson.com)



Thank you homeowners for sending your dues to the correct address! After a few notices in the Round Up approximately 98% of the payments are received at the correct address. To avoid late fees please send dues payments to the **address below** and nowhere else.

**Thank you again!**

**NRCA**  
**PO Box 61983**  
**Phoenix, AZ 85082 - 1983**  
**Or pay online at [www.cabanc.com](http://www.cabanc.com)**