

The Round Up

April 2009

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Please contact AHOME at
784-9963 to report anything
in North Ranch in need of re-
pair. Thank you!

www.nrcatucson.com

COLLECTION OF VIOLATION FINES WAY UP

Following the NRCA BOD's approval of a change to the North Ranch Rules, permitting pool key deactivation for unpaid fines and unabated violations, the community has collected over \$560. Deactivation of pool keys has turned out to be an excellent motivator.

The NRCA's goal is simply to encourage lot owners with violations or fines to bring their lots into compliance with community standards.

A few "eyesores" are still holding out and have not made an effort to correct the problem. The NRCA is continuing to contact these lot owners through the mgmt. company, prior to consideration of further action.

Dog Problems

The NRCA is not the best venue to deal with barking dogs and the like. Pima County Animal Control takes barking dog complaints and will act on the problem more efficiently than the community can.

In extreme cases the NRCA will get involved. If you feel like your neighbor's dog is becoming an annoyance the best thing to do is to get to know your neighbor and make them aware of the problem—they may not know the extent of the annoyance.

If all else fails contact animal control (243-5900) and report the problem to the NRCA.

More Cameras On the Way!

Following some serial vandalism of lighting near the palms on Thornydale the NRCA is exploring the placing of cameras in the area. Ideally motion activated cameras will begin broadcasting activity to a remote location—such as to the mgmt. company. The use of security cameras at the pools has helped reduce vandalism to almost nil.

The improvements on the tennis court will also require an increase security presence. The NRCA will be converting the tennis court gates to an electronic key system and will be adding cameras.

BOARD VACANCY EXISTS FOLLOWING DEPARTURE

Homeowner Jake Gillengerten has resigned from the Board for personal reasons.

This leaves a vacancy on the Board. New director Lauryne Gentzler is doing a great job while getting acclimated to "Board life"

If you would like to get involved in serving the

community there are many ways to do so.

The NRCA especially needs help in the Social Committee. Please do not hesitate to contact me if you would like to help.

Thank you!

Bill Schirmer
NRCA President

LAST ROUNDUP

This is the last edition of the paper Round Up until November. The BOD decided to limit the Round Up to six issues to save money. You can still keep up with news around the community by logging on to www.nrcatucson.com

**NRCA Anti- Crime
Team Leaders**

Ironwood I - None
Ironwood II - Tony
Congi

Ironwood III - Chris
Centuori

Ironwood IV -
Miriam Rico

Moon Ridge - Har-
old Westberg

Mesquite I - Dan
Jones

Mesquite II - None

Catalina I - None

Catalina II - None

Catalina III - None

Catalina IV - Sheila
Jackson.

HELP WANTED!

Call 784-9963 to join

**LETTER FROM NRCA DIRECTOR DAN JONES TO AZ LEGIS-
LATOR STEVE YARBROUGH CONCERNING MT. VISTA FIRE
DISTRICT TAX INCREASE AND RAMIFICATIONS:**

Mr. Yarbrough,

I came into the MVFD effort late in the game, after the 3 boards had signed the merger agreement. After I saw my emergency services tax rate nearly doubled. This meant I had to research and catch up to what had happened in the past and where the future of the MVFD was taking me. I had previously seen copies of the 2 papers you sent me and went to MVFD Board meetings to find out the activities that led to some of the charges made.

Back in the prior 3/4 years as the problems of coverage and response times (Travel distances from available stations were 4-6 miles) began to plague the 3 independent boards it became apparent something needed to be done. Making it worse Golder Ranch Fire Company was taking over most of the Oro Valley Community, which would leave Rural Metro Fire Company with an insufficient tax base to stay in business. Therefore North Ranch/Linda Vista(NR/LV), Heritage Hills(HH), and La Canada (LC) Fire Districts would be negotiating with either Northwest or Golder Ranch Fire Companies for service. Their reputations for growing costs and homeowner tax rates was well known.

So the merger idea became more important to the 3 boards. La Canada had been working for some time to establish a fire station of their own in their service area and had imposed an increased tax on their home owners over a period of years to fund it. This gave that Board a reserve fund which would be brought into the merger. Since NR/LV and HH Boards had been operating strictly on a marginal tax rate it was unfair for them to share in the reserves of the LC Board. To get an agreement on the merger it was decided that a major tax increase for those two boards would be imposed on their homeowners for one year which would bring in a nearly equal amounts of reserve dollars. For that year my fire tax rate nearly doubled as did the tax rate for Heritage Hills. But it also meant we could go on with the merger. It also meant we could continue to negotiate with the smaller Rural Metro Fire Company and keep our costs reduced to about 30% under existing rates of Golder or Northwest companies.

Granted the FDAT money will assist in the MVD building some badly needed local fire houses. But if the merger was not done the local tax payer would be looking at a higher tax rate to fund the same building program for the higher priced fire service companies.

MVFD did follow the State's Rules/Law for merger and make commitments based on the rule that law. I ask that if you wish to change the rules, you do it for future mergers and not do it retroactively. This would not be a punishment to a "Board" but a slam to the taxpayers. Many of whom, like myself, are retired and on fixed incomes.

Thanks for your time.

Respectfully , Dan Jones

Note: For information regarding the Mt. Vista fire station issue please contact Dan Jones at 579-1371 or at katndan2@comcast.net

**BREAKFAST AT
THE S. POOL!
SATURDAY
JUNE 20TH
9:00 AM
\$3.00 PER
PERSON**

Did You Know?

NRCA manager
Chris Centuori
makes his mobile
number available to
ALL NR residents?
Chris's number is
784-9963.

Please do not call
after 5:00 PM unless
there is an emer-
gency. Thank you.



Help Lines:

Questions about dues?
Call 624-4404 x 113 or
email
linda@azhomellc.com

My neighbor is a pig
and throws chicken
bones out his window
Call DEQ 740-3340

Building Permits: Call
740-6510

My neighbor is a drug
pusher: Call 911

My neighbor's tree is
hitting my home: Call
AHOME 784-9963

My neighbor doesn't
pick up after his Rott-
weiler: Call Animal
Control 243-5900

Need ARC Approval?
Call AHOME 784-9963

REC COMMITTEE REVIVED FROM DEAD - THANK YOU DAN!!

The long dormant pool and rec committee is back to life, thanks to new board member Dan Jones and an eager group of volunteers.

The NRCA has had a long tradition of volunteering. Unfortunately the pool and rec committee fell dormant after past chair Chris Centuori left the board and became the manager in 2007. Dan Jones was appointed to the NRCA BOD to fill the seat of the late Harry Resnick. Needless to say Dan has not disappointed. He has provided a welcome boost of energy to the

floundering rec and pool committee. Dan and his merry band of volunteers are not afraid to get their hands dirty.

They are tackling many of the minor and tedious tasks that frankly could not be addressed by the NRCA because so many major projects and repairs needed to be done first, after years of neglect.

Dan and Crew have cleaned out and remodeled the storage room at the s. pool. The room was a disaster prior to

this. Dan also organized a strapping committee to repair the chaise lounges around the pool areas.

In addition, Dan has assisted the mgmt. company around the community by reporting several items in need of repair.

Perhaps the committee's biggest accomplishment was the selection of an appropriate high quality surface for the tennis court. The court will soon have one of the best surfaces anywhere in Arizona.

Thank you Dan and Crew!

POOL KEY STILL NOT WORKING? CALL 784-9963

NOTE: The pool key system is currently undergoing repairs and upgrades. We apologize for any inconvenience this may cause residents.

your key has stopped working please call or email the manager at 784-9963 or chris@azhomellc.com

Other reasons your key may not be working:

- **Unpaid dues— If you are in collections your key will be turned off until the NRCA receives all payments due. That means they are also remitted from the attorney.**
- **Violations or fines—If you have an unabated violation or fine on your lot your pool key will likely be turned off. Contact the NRCA team. We will assist you to bring your lot back into compliance.**

NEXT BOD

MEETING:

WEDNESDAY

JUNE 24TH

6:00 PM

BIG POOL

DID YOU KNOW?

Complaints against your neighbor for violations cannot be anonymous per revised AZ statutes?

If you want to report a violation or complaint about your neighbor please give your name, address and lot number. Complaint forms are also available online (nrcatucson.com) and from the mgmt. company. Call 784-9963 if you have any questions. Thank you!



North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

Ph: 520-784-9963
Fax: 520-792-0377

www.nrcatucson.com

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QUESTIONS ON DUES?

Please contact Linda Grimes, 624-4404 x113 or
linda@azhomellc.com

QUESTIONS ON MAINTENANCE, REPAIRS, RULES?

Please contact Chris Centuori at 784-9963 or
chris@azhomellc.com

WANTED: WRITERS FOR THE ROUND UP
CALL 784-9963 TO SUBMIT AN ARTICLE OR EMAIL YOUR ARTICLE TO chris@azhomellc.com