



# The Round Up



April 2010

## Board of Directors

### President

Earl Washington - 219-3964  
ewash21@msn.com

### Vice President

Tony Congi - 579-8821  
Landscape/Walls/Rules/Security  
Chair, Bylaws Committee  
saandtc@netscape.com

### Treasurer

Bill Schirmer - 579-7052  
Newsletter Editor,  
Streets/Lighting, Finance Com-  
mittee Chair  
schirm2377@aol.com

### Director

Dan Jones - 579-1371  
ARC Committee Chair  
Pool/Rec/Tennis Committee  
katndan2@comcast.net

### Director

Lauren Gentzler - 531-9383  
lgentzler@comcast.net

### Director

James Sandrin - 529-4016  
Street/Lighting Committee Chair  
jvsandrin@yahoo.com

## Management

### Arizona Home Owner's Management Experts, LLC

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

For DUES Questions:  
Call 624-4404 x 113

For ALL other Questions:  
Call 624-4404 x 115

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

## SOLICITORS NOT PERMITTED IN NORTH RANCH

Aggressive solicitors arrive in North Ranch from time-to-time to peddle various and sundry items and services.

It is common for solicitors to claim they have permission from the NRCA president or mgmt. company to go door-to-door. This happened at least twice in February 2010. The NRCA Treasurer contacted the mgmt. company after a salesman knocked on his door with "permission" from the NRCA. The NRCA manager, also a North Ranch resident, asked two solicitors to leave the community. One of the salesmen became belligerent with the manager and was promptly escorted out of the community by Pima County Sheriff's deputies.

### Solicitors are not permitted in North Ranch.

If you encounter an aggressive solicitor at your front door politely tell him/her that you are not interested and contact the NRCA manager Chris Centuori at 520-784-9963.



### Barking Dogs

Excessive barking is one of the most frustrating problems the NRCA deals

with. Every month a few owners call the mgmt. company to complain about noisy animals.

While it is rare, the NRCA has the right to limit the number of animals on a Lot.

Nevertheless Pima Animal Control 243-5900 is by far the most effective agency to contact to curb incessant barking dogs.

Before calling Pima Animal Control or the NRCA about a barking dog try to get to know your neighbors and ask them to take action to curb their dogs. Dog owners are asked to be considerate of their neighbors who may be in pain or work nights.

## SECURITY CATCHES FENCE-JUMPERS LATE AT NIGHT



On March 13th 2010 at about 10:45 pm four youths who do not live in North Ranch jumped the small pool fence.

NRCA security guard John was making his regular rounds and noticed activity at the small pool, which is locked at 9:00 PM. John called the NRCA manager who was off the property at the time. John also reported damages to the Sheppard's

crook fence. The manager instructed the guard to call 911 immediately.

Pima County Sheriff's arrived and ALL the youths were identified. The youths will pay for any damages caused by their actions.

This is another example on how effective and valuable security improvements have been in North Ranch. Had there been no guards, no cameras, no improved key systems there is no way to know how much more damages would occur.

Prior to the security improvements and security guards it was common to

find used needles, drug paraphernalia and other items in the parking lot near the pools. The parking areas near the pools was a hangout for local miscreants and drug addicts. Vandalism was common.

Those who lived near the pools and families who use the pools were especially at greater risk to crime.

**The security measures put in place since 2007 have greatly reduced crime near the pools.**

Thank you John the guard, the Security Committee and Anti-Crime Watch for once again helping to keep North Ranch safe!

**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 - None  
Mesquite II - None  
Catalina I - None  
Catalina II - None  
Catalina III - None  
Catalina IV -  
Lauryne Gentzler

**HELP WANTED!**

Call 784-9963 to join  
the Anti Crime Team

**MINUTES FROM FEBRUARY 2010 BOD MEETING**

February 16th 2010. Nanini Library

**Call to Order**

The meeting was called to order at 6:05 PM

**Roll Call**

Earl Washington – President , Tony Congi – VP, Bill Schirmer – Treasurer, Dan Jones – Director , Lauren Gentzler – Director, James Sandrin – Director All were present.

**Management Report**

NRCA Manager Centuori reported on landscape maintenance to remove desert brooms and overgrowth behind Sky Ridge Loop and that the drainage passageways will need cleaning. The Manager reported on pending repairs to lighting at Thornydale and ongoing repairs to the small pool Jacuzzi. Director Sandrin inquired about common area landscaping behind the small pool along Desert Bend Loop saying that a "century plant needs trimming" and that it looked like some of the irrigation had been turned off. Director and Landscape Committee Chair Congi interjected saying that there is no irrigation in that area. Director Sandrin said a homeowner asked him why decorative rocks were installed only half-way in the common area. Manager Centuori said the rocks were installed by the prior landscape company several years ago and suggested completing the job.

**Monthly Financial Report**

Treasurer Schirmer has decided to remain as Treasurer and Chair of the Finance Committee.

January 2010 Financials:

Total Income	\$44,364.00
Total Expenses	\$33,662.00
Surplus	\$10,702.00

Treasurer Schirmer reported copies of invoices are sent to the Treasurer, President, and Vice President on the 1<sup>st</sup> and 15<sup>th</sup> of the month. Schirmer said that sometimes there is an item that has been approved that only the three of them know about, and that he wanted to make the other three board members aware of this. Schirmer said a \$75.00 mgmt. company charge for computer paint colors, that the BOD approved, was approved by the Treasurer and the President. President Washington asked the Manager if the charge was legitimate under the contract and the Manager said it was. Treasurer Schirmer said he did not know if the expense was approved and that is why he brought it up. President Washington said those who approve payment vouchers need to be a little more diligent and pay more attention. The Manager requested that the BOD address any questions on charges at the time an invoice is issued, rather than after the invoice has been paid.

**Old Business**

**Discussion – Private Yard Sales:** The BOD again discussed considering modifying the North Ranch Rules to reduce the number of private yard sales, reduce traffic , and increase the participation in community. The BOD moved to table any proposed changes until more information could be gathered.

**Discussion – Cactus Canyon Lighting:** President Washington reported that a letter has been sent to the Pima County Board of Supervisors inquiring about lighting conditions on Cactus Canyon Pass.

**Discussion – Mgmt. Co Insurance Status:** Manager Centuori reported that the mgmt. company had been added as additionally insured under the liability and D & O coverage of the Association.

**Discussion- Updated Paint Colors:** Manager Centuori reported that the approved paint colors list was published on the web. Director Gentzler offered to supply a sample of the custom color North Ranch Tan to the mgmt. company.

**Discussion –Digitizing NRCA Records:** Manager Centuori reported that outdated records should be eliminated before considering conversion of old records to a digital format. Directors Washington, Schirmer, Jones and Gentzler volunteered to assist in the project.

**New Business**

**Approval of Minutes January 26<sup>th</sup>, 2010 BOD Meeting**

A motion to disperse with the reading of and approve the January 26<sup>th</sup> 2010, Board of Directors Meeting Minutes passed by a vote of 6-0.

**Discussion: Pima County Health Department Pool Inspections:** Manager Centuori reported that the pool company was assisting to ensure the pools were in compliance with county health regulations.

**Committee Reports:**

**Architectural:** Director Jones reported one request was approved for exterior painting.

**Landscaping:** Director Congi reported that desert brooms were being removed by the NRCA and washes were being cleaned of debris.

**Pools and Recreation:** Director Jones reported on the repair of the shepherds' crook fencing at the small pool and that the renovated wall near the small pool has been painted. Manager Centuori said the small playground fencing would be painted. Director Congi said the painting should require BOD approval. Director Jones said it is general maintenance and had been discussed at prior meetings and with the mgmt. company through the committee chair.

**Streets & Lighting:** Director Sandrin reported seven Members had joined his committee.

Manager Centuori said that the pavement in Catalina 1 was in the worst condition and that more information would be provided to the committee regarding a maintenance schedule. President Washington requested the names and email addresses of the committee members.

**Walls:** Director Congi said there were no active wall repairs.

**Finance:** Director Schirmer reported \$150,000 was reclassified as a reserve account.

**Security:** Director Congi said an arrest was made in connection with fire damage to the playground tarp.

**Newsletter:** Director Schirmer reported the newsletter was out and cautioned residents to service their water heaters properly to reduce the risk of an explosion.

**Homeowner Comments:** One Owner attended the meeting and said she was very happy with the NRCA.

**NOTICE OF**

**MEETING OF THE**

**NRCA BOARD OF**

**DIRECTORS**

4/27/2010

6:30 PM

ORO VALLEY

LIBRARY

**Community Ga-  
rage Sale**

Saturday May 1st.

Don't risk a viola-  
tion notice by hav-  
ing repeated "flea  
market" garage  
sales at your  
home.

Participate in the  
community garage  
sale instead!

## NEIGHBORS,..... LET'S BE NEIGHBORLY!



Just last Saturday while Mrs. Homeowner was outside pulling weeds my doorbell started to ring like crazy. I was watching my video of the Dean Martin roast that my grandson Swen Jr. got me for Christmas. Red Butons was doing his hilarious routine on how he never got a dinner, just some stale cocktail peanuts. I didn't want to get up from my easy chair, mind you, but the doorbell just wouldn't stop ringing.

It was my old neighbor, Buzz E. Botty. I don't see Buzz a lot anymore since he moved out of his North Ranch home and up to a fine gated community on the golf course about 3 years ago. He visits once per month to look at his rental, where he used to live. Buzz's tenants are swell folks who even invited Mrs. Homeowner and I to their home a few weeks ago to watch the Olympic hockey. Mrs. Homeowner made her world-famous potato salad.

Seems Buzz is always sore about something...be it the falling real estate prices or his neighbors here in North Ranch. Poor Buzz. He said he was very angry at the association for not *enforcing the rules*. I was surprised to hear this as I got a friendly reminder for the weeds in my yard after the heavy rains. That's why I sent Mrs. Homeowner outside to pull them.

I also see the Association is busy taking care of weeds in the common areas. All the south-western-turquoise-colored weed spray on the ground tells me that the board of directors and management are doing their best to keep North Ranch

beautiful. We homeowners have to do our part too.

Buzz went on to say that the neighbor directly behind his property had gone to Home Depot and purchased a Char Broil barbecue with a propane tank. As for me, I prefer charcoal over propane. There is just simply no substitute for charcoal cooked burgers and hot dogs, especially with some of Mrs. Homeowner's potato salad and a cold, crispy kosher pickle.

Buzz said that the propane grill was a fire hazard and could explode like a bomb at any time and burn down his rental property. He said he had called the association and that they wouldn't do nothing for him.

He then told me about all the other "violations" in his neighbors back yard:

- A plastic wading pool. Buzz said they had no kids and were using the pool to wash their dog...a schnauzer.
- A hummingbird feeder. Buzz said his dues at his other property cover membership to the desert museum and there are plenty of hummingbirds there.
- A red gazing ball in a planter. Buzz said was not an approved color and the glare is a nuisance.

He even sent certified letters to the association to report this and said that the association wasn't doing their job if they didn't force his neighbor to remove the items. None of these things could be seen by Buzz or anybody else unless you looked over the back yard wall.

Then he told me he heard that the owner of the property was considering putting in a hot tub, which Buzz said would attract "musicians and other undesirables" to the community. I don't get mad easy but I played the pipes for years in Minnesota for the Knights of Columbus. Buzz

was hitting a little too close to home. I didn't like the way he looked with his face beet red and veins popping out of his neck. I thought he was going to explode and raise my homeowner's insurance premiums...so I said goodbye.

Buzz wasn't finished. He then repeated his gripes ad nauseam to Mrs. Homeowner, while she was still pulling weeds in the front yard - sweating in the heat.

Mrs. Homeowner was so upset by Buzz she needed a cold ice tea to calm down. She was now worried that Buzz would turn us in to the association if he saw the Adirondack deck chair she got for my birthday - the one she put on the patio for me so I can smoke a cigar in peace.

I called my niece Hedda who graduated from Hamline U law school in St. Paul and invited her over for lutefisk. Hedda said don't worry about Buzz because the association was doing a reasonable way. Mrs. Homeowner was so relieved we all rode in Hedda's Buick down to Dairy Queen. Mrs. Homeowner bought Hedda a Buster Bar.

Poor Buzz. Too bad he spends so much time and energy on complaining I wonder if he has any left to play with his cute grandkids. And heck, if I could afford to live on the golf course like Buzz you know what I would be doing!

Peoples, don't get me wrong. I have been writing here in the Round Up for a long time now about how important it is to follow the rules and especially submitting an ARC request before making improvements to our North Ranch homes.

Before we jump the gun and complain to the association about rules violations try getting to know your neighbors first. Let's be neighborly, neighbors.

**If you know what's good for you!**

### Help Lines:

Questions about dues? Call 624-4404 x 113 or email

[linda@azhomellc.com](mailto:linda@azhomellc.com)  
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 Rottweiler: Call Animal Control 243-5900

### Need ARC Approval?

Call AHOME 784-9963  
OR go online at [www.nrcatucson.com](http://www.nrcatucson.com) to submit the ARC Form for immediate processing.



## LAST ROUND UP

(Until November)

Don't despair. You can still keep up with all the news and information about the Friendliest Community in the West by logging on to [nrcatucson.com](http://nrcatucson.com)

Over 350 North Ranch residents regularly use the NRCA website

Thank you for your support and interest in the Round Up and your community!

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



## **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)

### **QUESTIONS ON DUES?**

Please contact Linda Grimes, 624-4404 x113 or [linda@azhomellc.com](mailto:linda@azhomellc.com) with any questions.

### **QUESTIONS ON MAINTENANCE, REPAIRS, RULES?**

Please contact Chris Centuori at 784-9963 or [chris@azhomellc.com](mailto:chris@azhomellc.com)

**GET INVOLVED! WRITE AN ARTICLE FOR THE ROUND UP!**

**CALL 784-9963 TO SUBMIT AN ARTICLE.**

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

**See you in November!**

**The Round Up**