



# North Ranch Round Up

## Have You Thanked a Board Member Lately?

### NOTICE OF MEETING OF THE NRCA BOD

Tuesday

May 17th 2011

6:30 PM

Large Pool

Questions?

Call

624-4404

See you there!!!



### PERMITS NEVER ISSUED FOR SOLICITORS IN NORTH RANCH

Owners who come in contact with obnoxious, aggressive solicitors are asked to call the Sheriff's non-emergency line 351-4900 and ask for a deputy to make contact.

Soliciting is not permitted in North Ranch. The NRCA never issues permits for solicitors. Aggressive solicitors are sometimes desperate criminals looking for open garage doors, unlocked vehicles and potential targets for crime.

Please do not purchase from solicitors at your door. Thank you.



Ever wonder why North Ranch looks better than other neighborhoods?

Sure, the NRCA has worked hard for years to find a management team, landscaping company and array of contractors, who are not only hard working, but are also competitively priced and honest. That is a big factor indeed.

The Community Manager lives in North Ranch...we know where to find him if there is a problem. Certainly the level of personalized, hands on and local service is a big factor.

Be that as it may North Ranch is ultimately a great community because of the volunteers who care about the community.

Look no further than the NRCA Board of Directors, a model in

efficiency, fairness and transparency. The current BOD has followed a business model which puts the good of the entire community first and foremost. This business model was established about 2007 through hard work, study, patience and determination by the late Harry Resnick and former Director's Bill Schirmer and Chris Centuori.

The end result is a BOD where spirited debate is encouraged but never disagreeable. Due diligence is always in the forefront of every BOD decision. Former director Bill Schirmer liked to use the word circumpect a lot and constantly reminded the BOD to consider all decisions carefully and to give owners a chance to be heard.

This tradition continues today. The BOD reviews all matters and proposals carefully with a 'global' perspective and is circumspect.

Director Tony Congi personally drives around the community daily on to help keep the community safe. It is estimated Congi works 20+ hours per

week to help the community.

Current North Ranch President Dan Jones does an excellent job running the meetings efficiently and working with the management team and owners to prepare the BOD.

Meetings are efficient and usually take less than 1 hour to complete. The April 2011 Meeting finished in record time - about 17 minutes.

Associations are known for acrimony and personal agendas. At North Ranch personal agendas and acrimony is put aside as the team works together for the greater good of the whole community.

The squeaky wheel does not get the grease.

The BOD and all committees are made up of unpaid volunteers who donate their time to the community.

Directors hear their share of complaints.

**When was the last time you thanked a North Ranch Director, for their service to the community?**

## Lot Owners Must Follow NRCA Parking Restrictions



Recently a few owners have received violation notices for parking in yards, on 'extended'

driveways or pavers and in the street.

The CCRs state: "No vehicle may be stored or parked on any Lot, Parcel or Street, so as to be visible from Neighboring Property or to be visible from Common Areas or streets except in driveway created by approved construction on any Lot..." - Section 2 (s).

Junk vehicles are also not permitted to remain on a Lot.

Owners with questions about trash can storage or any other North Ranch Rule are encouraged to contact the NRCA at 520-624-4404 x 115 or via email at [chris@azhomellc.com](mailto:chris@azhomellc.com) **Owners are responsible for their tenant's behavior.**



## Contractor Steve Courtney: "Steve of All Trades"

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Steve Courtney has become a fixture around the community in recent years doing a wide variety of high quality work. Steve is a craftsman and home inspector. With the recession Steve adroitly expanded his work schedule in general maintenance. Steve replaced all the rotted wood that

plagued the big pool Ramada for years.

Steve did such a great job and is so competitive price wise and reliable, the NRCA calls on him to carry out many small and large repairs.

Director Tony Congi and Community Manager Chris Centuori often joke that Steve is the only contractor in Arizona who shows up for a job - on time!

Thank you Steve for your continued excellent work at North Ranch



## March 2011 NRCA Board Meeting Minutes

North Ranch Community Association

Board of Directors Meeting

6:30 PM March 16<sup>th</sup> 2011

Mountain Vista Fire Dept. Offices

2292 W Magee Rd. Ste 190

### INEXPENSIVE DEVICE WILL SAVE NRCA BIG \$\$\$\$\$

A \$75 device called a **Kreepy Krawly** which captures dirt, rocks and debris while vacuuming the pools **BEFORE** it reaches expensive equipment will help preserve the pumps, motors and filters. This reduces the need for expensive replacements.

### **NICE JOB!**



**POOL USERS WHO OPEN THE GATES FOR PEOPLE WITH DEACTIVATED KEYS ARE THEMSELVES IN VIOLATION OF THE RULES, AND ARE SUBJECT TO HAVING THEIR KEY TURNED OFF FOR 60 DAYS OR LONGER. PLEASE DO NOT OPEN THE GATE FOR ANYONE OTHER THAN YOUR AUTHORIZED GUESTS. QUESTIONS? CALL 624-4404. THANK YOU.**

### Minutes

#### **Call to Order:**

The meeting was called to order at 6:30 PM.

#### **Roll Call:**

President Dan Jones - Present  
Vice President Tony Congi - Present  
Treasurer Earl Washington - Present  
Director Lauryne Gentzler - Present  
Director Jim Sandrin - Present  
Director Zack Blair - Present  
Director Mark Wurz - Present

#### **New Business:**

Motion made and seconded to amend NRCA Bylaws Article V Section 1. Nomination, adding language the end of paragraph "...written request no later than 5 PM December 1<sup>st</sup> to the Nominating Committee or their Representative." Motion carried unanimously.

Motion made and seconded to hire a consulting engineer to examine the concrete deck at the small pool prior to consideration of deck resurfacing proposals. Motion carried unanimously.

Motion made and seconded to approve the minutes from previous the meeting of February 24<sup>th</sup>, 2011. Motion carried unanimously.

#### **Discussion:**

President Dan Jones made owners aware of the MVFD Funding Problem and suggested they contact their state legislature.

#### **Management Report:**

The Community Manager reported on the completion of the south pool deck resurfacing project and other repairs/improvements in the community.

#### **Financial Report:**

February 2011 Income - \$44,654.96 Expenses - \$40,484.85 +/- \$4,170.11

#### **Homeowner Comments:**

No owners attended the meeting.

#### **Adjournment:**

Motion made and seconded to adjourn the meeting at 7:05 PM

## LAST ROUND UP

This is the last Round Up until Autumn 2011.

Thanks to all the Round Up staff for another successful publishing year!

See you in the fall!

For more NRCA news go to [www.nrcautucson.com](http://www.nrcautucson.com)

## It's Soooo Hot that.....

- the birds have to use pot-holders to pull worms out of the ground.
- the potatoes cook underground, and all you have to do to have lunch is to pull one out and add butter, salt and pepper.
- farmers are feeding their chickens crushed ice to keep them from laying hard-boiled eggs.
- the cows are giving evaporated milk.
- the trees are whistling for the dogs.
- you eat hot chilies to cool your mouth off.
- you learn that a seat belt makes a pretty good branding iron.

# Please, Pretty Please Fill Out an ARC Improvement Form



Just last week we arrived at cousin Thor's house in Minnesota to begin our summer hiatus. As soon as I sat down at Thor's kitchen table for cabbage rolls and coffee my cell phone started to ring like crazy. It was Em. Em Payshant, our North Ranch neighbor.

Em was sore, real sore and carrying on about how the association had the nerve to ask her to paint her house with approved colors a few weeks ago. She was really angry and screeched on about it for at least 20 minutes. By the time I got back to my cabbage rolls and coffee they were cold and I was sore!

The next day as Mrs. Homeowner and I were attending the Twins game at the new Target Field. What a sight! Now all we need to do is rebuild Metropolitan Stadium just the way it used to be for the Vikings, but maybe add another urinal or two.

Right when I was about to bite into my stadium dog my cell phone started to vibrate and go crazy. I thought somebody put a jackhammer in my pocket! I never wanted to get a cell phone but Mrs. Homeowner said it would be good for staying in touch with the kids and grandkids....and they do call us, usually to ask for money. They always need some for an CD-RAM, I-Paw (for Rex the Wonder Dog, I

suppose) or whatchamacalit.

But jiminy christmas it wasn't Swen or even Swen Jr. calling to hit me up for a Ben Franklin it was Em! Em Payshant calling from North Ranch to brag about how she was gonna show the association a thing or two about house painting...and again, how they had "some nerve" to ask her to paint. She went on to tell me these things:

**Number one** she had no desire to submit an ARC form or used approved colors.

**Number two** she tried to "match" the existing faded colors AND add a few of her own custom colors.

**Number three** she purchased a hodgepodge of paint from the swap meet, Big Lots and the Home Depot returned paint counter, and painted the entire house for only \$49.95

**Number four** she said it looked now just like it did when she bought the house in 1994, except now she had that lime green fascia and red trim that she always wanted.

I said "Em, maybe you can be the Earl Schieb of house painting," thanked her for calling and bid her adieu.

The next morning I am waiting in line at Al's Diner in Dinkytown so I can have an omelet, and I get yet another call from Em. So now Em is using up my cell phone minutes (long distance!) to tell me that the association is now fining her \$10 per day because she painted her house with unapproved colors. The only good thing about it is I hadn't started eating yet.

Then I got a picture sent to my cell phone of the house. It was very colorful and looked like a still shot from the

1944 Disney animated classic The Three Caballeros. Maybe a front yard statue of Carmen Miranda is in Em's future.

**Now I am getting irritated.** Like many of you readers, Mrs. Homeowner and I are on a fixed income and don't have a fancy calling plan so I can watch Lawrence Welk videos on my 1 inch cell phone screen. I can darn well wait and watch him when I get back to Tucson at 7:00 PM, Saturday night on channel 6!

And she went on to say how she was gonna sue the pants off the association and holler at the board at the next meeting...yada, yada. I thanked her for calling and said goodbye.

Now before you think I am a cantankerous, rude fellow....ask yourself what could I have said that I hadn't already said before? So, peoples,

I'll just repeat what I have said before with a little Midwestern EMPHASIS.

**It is so easy to get ARC approval for projects from the association!**

**Routine projects LIKE PAINTING, EXTERIOR PAINTING, HOUSE PAINTING, PAINTING OF EXTERIORS, AND PAINTING OF HOUSES can be approved in 24 hours!**

**If you are planning an exterior repair or project submit an ARC form and get approval.....BEFORE you begin the project - if you know what is good for you! I know I do.**

## 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.

**ARC Approval is required PRIOR to commencing with Lot improvements. Need assistance? Call the Manager at 624-4404**

## Your 2011 NRCA Board of Directors

### President

Dan Jones - ARC Committee, Finance Committee, Streets & Lighting Committee, Pools, Tennis & Recreation Committee.

### Vice President

Tony Congi - ARC Committee, Finance Committee, Rules/Bylaws Committee Chair, Streets & Lighting

Committee, Landscape Committee Chair, Security Committee Chair.

### Treasurer

Earl Washington -Finance Committee Chair, ARC Committee Chair.

### Director

Lauryne Gentzler - Security Committee. Newsletter Editor

### Director

Dr. James Sandrin - Pools, Tennis & Recreation Committee Chair.

### Director

Zack Blair - Streets & Lighting Committee.

### Director

Mark Wurz

**AVOID HEFTY FINES!  
PLEASE PICK UP AFTER YOUR PETS.  
PLEASE DO NOT ALLOW YOUR PETS TO ROAM UNLEASHED.  
THANK YOU!**



# NORTH RANCH COMMUNITY ASSOCIATION

P.O. Box 85160  
Tucson, AZ 85754

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



## **MOUNTAIN LION ALERT!**

A lion has been spotted in the common areas and basins near the tennis court and Southern trails. Please exercise caution in the common areas. If you see a lion or other wild animals please do not approach them. Please **DO NOT** feed the mountain lion.

### **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 624-4404 or [chris@azhomellc.com](mailto:chris@azhomellc.com)

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

**CALL 624-4404 TO SUBMIT AN ARTICLE.**

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