

The Round Up

Dec 2007

NEWS ON THE RANCH

Board of Directors

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Congi Elected VP

The Board of Directors voted to elect Tony Congi as Vice President. At the November board meeting Congi joked with homeowners and the board that he would continue on with Harry Resnick's platform in the event Harry were assassinated. Congratulations Tony!

All Recreation Areas Now Covered Under Rules

The North Ranch Rules were updated to include all the recreation areas including the tennis courts and trails. Applying the Rules to all recreation areas will help reduce the community's liability and promote a consistent policy community wide.

Wall Repairs Continue

Nine lengths of wall were repaired in November 2007. The walls were leaning badly and in danger of toppling over into Cactus

Canyon Pass.

"Guerilla" Irrigation Being Checked

Irrigation lines all over North Ranch have been a source of major water waste for many, many years. In an effort to reduce water waste the association is moving to repair, remove or replace suspect irrigation. Some examples of this work includes:

- Turning off the water to desert plants or mature plants.
- Replacing water-wasting sprinklers with drip lines near plants.
- Cutting off water to outlying common areas.
- Repairing broken sprinklers.
- Relocating lines.
- Capping off lines which are watering dirt.
- Removal of "extra" plants.

Tree Cutting

Branching Out Family Tree Service completed cutting back several trees which were hitting homes behind Mesa Ridge Trail. The arborists also cut back trees along Cactus Canyon Pass including a large Mexican Palo Verde tree which near Sky Ridge Place which had taken over a balcony and was ready to move into the homeowner's bedroom.

Breakfast a Big Success

The October breakfast was a hit thanks to Ben Hilger and volunteers who made it happen. Tasty breakfast burritos were especially popular. If Hilger is reelected to the board he is expected to continue as social committee chairman. Chili cook offs and fun family events are also on the horizon for 2008. Thanks to all who helped out!

Parking On The Street No Longer a Big Problem

Overnight street parking in front of North Ranch homes may be a thing of the past. These days only a few vehicles can be seen parked overnight on the street and most of them have overnight parking permits.

Even the few residents who were repeat violators have stopped parking in the

street at night. Just a few months ago an average of 25 vehicles per night parked on the street.

The online Parking Hall of Shame has even closed as there no longer any qualified candidates for enshrinement.

Consistent enforcement of

parking infractions, placing ugly green stickers on vehicles and the work of volunteers have helped make North Ranch a better place to live.

The Board of Director's decision to raise parking fines to \$25 also helped put some teeth in parking enforcement.

FINANCIALS REPORTS AND OTHER ANNOUNCEMENTS

Treasurer Bill Schirmer reported the financial as follows:

October Financials

Monthly Income \$39,736
Monthly Expenses \$44,044
Net Monthly Profit (\$4,308)

YTD Financials

Total Income \$412,970.00
Total Expenses \$334,906.00

Total Profit \$78,064.00

Incumbents Unchallenged

Nobody has indicated they are willing to challenge three incumbent board members in the 2008 elections. Candidates were asked to announce their intentions by December 10th. The CC&Rs provides reelection through acclamation if nobody runs against Ben Hilger, Mike Holly and Bill Schirmer



Critters Enjoy Hanging Out at High Meadow Trail Home

Desert creatures like the Gila monster above are spending so much time at the High Meadow Trail home of Mr. and Mrs. Olsen the association may require the creatures be registered as "renters."

In addition to the Gila monster a rattlesnake, roadrunner and white tail fox have made their way into the humble abode. More pictures of the wildlife are available on www.nrcaucson.com

Break In on Canyon Brook

A home in Catalina IV was broken into before Thanksgiving. Thieves hopped a wall and busted through a window before ransacking the home. The homeowners returned and apparently scared off the robbers.

Bees, Water Break Near Thornydale Playground

On December 8th a major irrigation leak was discovered thanks to tips by homeowners. In pouring rain, the manager and board President Resnick attempted to stop the leak but were slowed down by 15,000 killer bees which had moved into an irrigation control box.

The bees were removed and the water turned off to the area. Thank you homeowners for calling it in.

Petty Vandalism at Pool Escalates – Water Shut Off By Vandal

Several incidents of petty vandalism occurred at the big pool over the last 30 days. The target of the petty vandal has typically been the \$4.67 shower head.

Earlier this month a vandal with mechanical knowledge

of the big pool facility turned off all water to the area. Luckily this was caught by security before causing thousands of dollars of damages to the pool pump systems.

The vandalism always occurs during the day when kids are

in school so the culprit is likely a retired resident with an axe to grind.

If you are aware of the identity of the petty vandal please call 911 or Tony Congi at 579-8891. An arrest could mean a reward.

How to Report Concerns, Requests and Complaints

- Tree branches hitting homes.
- Pool service issues.
- Lawn problems
- CC & R violations

These are examples of concerns that should be reported to the management company at 624-4404 or chris@azhomellc.com

Some residents are not get-

ting a resolution to their concerns because they may not know the proper procedure to report the problem.

Please don't call the board or your neighbor, call the manager for best results. **A.H.O.M.E. cannot accept anonymous or third-party complaints.**

Noise after 10:00 PM and before 8:00 AM from wild parties or barking dogs should be reported to 911 FIRST, then call mgmt.

Tell the 911 operator you want an officer to MAKE CONTACT.

**NEXT NRCA
 BOARD
 MEETING IS DEC
 19TH 6:00 PM
 NANINI
 LIBRARY**

NORTH RANCH COMMUNITY ASSOCIATION

23 October 2007 Board of Directors Meeting

6:00 PM South Pool Ramada

Minutes

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

Roll Call:

Harry Resnick – President

Bill Schirmer – Treasurer

Earl Washington – Director

Tony Congi – Director

Announcements

President Resnick announced that Doug Knox had resigned from the Board of Directors.

Old Business

A **motion** to appoint Armand Millette to the Board of Directors passed unanimously.

A **motion** to appoint Ben Hilger to the Board of Directors passed unanimously.

A **motion** to appoint Mike Holly to the Board of Directors passed unanimously.

The previously approved Third Revised Bylaws were signed by all board members.

New Business

A **motion** to approve a proposal to trim 25 trees by Branching Out Family Tree Service for \$2300.00 passed unanimously.

A **motion** to approve a proposal to revamp the corner of Thundercloud Loop and Cactus Canyon by Santa Rita Landscaping for \$8784.50 passed unanimously.

A **motion** to return a pool key to a homeowner under the condition that the homeowner sign an agreement to the effect that the key would be permanently removed if another pool rules violation occurs in the future passed unanimously.

A **motion** to approve a contract with ACE Asphalt for street repairs consisting of asphalt repairs, repairs of “alligatored” flow-lines, crack sealing and seal coating for \$133,243.33 passed unanimously.

September Financials as reported by Treasurer Schirmer:

Monthly Income	\$41,067	Total Income	\$373,183.00
Monthly Expenses	\$13,334	Total Expenses	\$290,861.00
Net Monthly Profit	\$27,733	Total Profit	\$82,322.00

Homeowner Comments:

Homeowners asked questions about the budget. Homeowners participated in question and answers during all deliberations. All homeowners who indicated they wanted to speak or ask questions were allowed to do so.

Adjournment:

A **motion** to adjourn passed unanimously at 7:56 PM

Prepared by Arizona Home Owner's Management Experts, LLC

**The Pool
Heater Gas Bill
for November
2007 was a
whopping
\$3442**

North Ranch COA

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Merry Christmas!

Happy New Year!

The Round Up is in need of writers from our community. If you would like to write articles for the Round Up please call 624-4404 or contact the Editor at 579-7052

The North Ranch Round Up is mailed to residents by request only. If you would like to receive the printed Round Up call 624-4404. More news about our community is available online at www.nrcatucson.com