



The Round Up



December 2010

Board of Directors

President

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

Vice President

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

Treasurer

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

Director

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

Director

Lauren Gentzler - 531-9383
Security Committee
lgentzler@comcast.net

Director

James Sandrin - 529 -4016
Pools and Rec Committee
jvsandrin@yahoo.com

Director

Zack Blair - 403-2556
zblair193@aol.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

ARC COMMITTEE MAKES LIFE EASIER FOR OWNERS

Improvements to your home raises property values for the entire community. The NRCA encourages owners to maintain and improve their properties. The ARC Committee is charged by the Association to oversee the application process for all exterior improvements, in accordance with the NRCA governing documents.

In 2010 the ARC Committee, chaired by owner Dan Jones, updated and modernized several provisions in the ARC Rules to give North Ranch owners more choices. A few areas of note where Rules were updated are security door styles and color choices and detached structure styles and color choices.

Paint colors were reviewed and a new paint pallet was put on the community website, complete with color codes and actual color swatches for each scheme. This helps take the guesswork out of selecting an approved package. Turn around time for exterior

paint applications averages less than 48 hours after the application has been submitted through the community website.



In 2010 over 30 North Ranch owners painted their homes after getting ARC approval through the 'user-friendly' web-based application.

Owners who submit improvement forms to the NRCA expecting piles of red tape express amazement and appreciation about the 'user-friendly' process. Routine projects can be approved within days and owners with more complex projects receive a decision within 30 days.

ARC Committee members Dan Jones, Tony Congi and Earl Washington are not architects, design engineers or paid consultants.

They are full-time owner residents who volunteer a great deal of their time, every month including summer months, to help make the ARC application process more convenient for owners.

Recently a project application was submitted of unprecedented complexity. In the past such a project would have taken months to review and approve. Thanks to the 'user-friendly' steps put in place by the ARC Committee the owner was able to deliver pertinent project details via email to the mgmt. company and ARC, resulting in approval in less than 7 days. The owner was amazed and happy with the process.

That is the way it is with 99% of all ARC applications.

Thank you Dan Jones, Tony Congi and Earl Washington for working hard all-year-long to make the ARC application process so easy.

NORTH RANCH RESIDENTS WHO CARE

The Steins - Tennis Court Helpers Extraordinaire

The new \$65,000 tennis court surface is among the best in Arizona. North Ranch residents are a big reason why the courts stay in such marvelous condition.

Several days a week you can see Howard Stein with his

blower and a broom on the court, tirelessly keeping the courts free from dust. Howard is also active in reporting any blemishes and landscaping issues around the tennis courts.

But that's not all, Selena Stein uses both the big and small pools every day of the

week.

Selena diligently reports any problems with the pools, tennis courts and around the neighborhood. The Steins have helped save the Association a lot of money by reporting problems.

Thank you Howard and Selena!

**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 OCTOBER 2010 BOD MEETING - Approved November 2010

North Ranch Community Association

Board of Directors Meeting

October 26th, 2010 6:30PM

Oro Valley Library

Minutes

Call to Order

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

Roll Call

President Earl Washington - Present
Vice President Tony Congi - Present
Treasurer Bill Schirmer - Absent
Director Dan Jones - Present
Director Lauryne Gentzler - Present
Director Jim Sandrin - Present
Director Katie Walter - Absent
Director Zack Blair - Present

New Business

Motion made and seconded to approve the June 14, 2010 BOD meeting minutes. Motion carried unanimously.

Motion made and seconded to approve a revision of Arc Rules Article III Section 14. Gazebos. Motion carried unanimously. Copies of the change are available from the NRCA.

Motion made and seconded to approve a Landscape Maintenance Agreement from Chula Vista Landscaping. Motion carried unanimously.

Motion made and seconded to approve the AHOME Management Agreement for 2010/2011 with modifications. Motion carried unanimously.

Motion made and seconded to approve a Pool Maintenance Agreement from C Pools with modifications. Motion carried unanimously.

Motion made and seconded to set the Transfer Fee amount to \$230.00 per transfer and to accept the NRCA attorney's resolution classifying the fee as Recreation Transfer Fee. Motion carried unanimously.

Management Report

The Community Manager announced a community yard sale for October 30th 2010 organized by Owner Cathy Maslonka and reported on NRCA signs being removed, and reported that several emergency repairs were conducted at the big pool to the electrical system and pool lights.

Monthly Financial Report

Income - \$45,808.76 Expenses \$33,367.38 Surplus \$12,441.38

Homeowner Comments

Six Owners attended the meeting and participated in deliberations during New Business.

Adjournment

Motion made and seconded to adjourn the meeting at 8:00 PM. Motion carried unanimously.



**NO DUES INCREASE
FOR 2011!**

The 2011 Budget was approved at the November 2010 Board of Directors Meeting.

Owners can obtain a copy of the NRCA budget or any other Association financial document by contacting the NRCA at 520-624-4404 or via email at chris@azhomellc.com

**NOTICE OF
MEETING OF THE
NRCA BOARD OF
DIRECTORS
12/28/2010
6:30 PM
ORO VALLEY
LIBRARY**

Pardon Our Dust

Clean up of debris and overgrowth in North Ranch washes and basins is expected to be completed by December 31st. Please call 624-4404 if you have any questions about the work.

SUBMITTING ARC FORMS: NOT FOR THE BIRDS



My neighbor Sam Minilla just loves birds - all kinds of them. And the birds love Sam too! You can tell because of all the pigeons on his roof. There must be two hundred or more up there every day.

Sam is always coming back from Ace Hardware with his Mercury Meteor Montcalm wagon loaded with 50 pound bags of wild bird feed. Sam brought the wagon back from Canada after the Vietnam war. Mrs. Homeowner and I are partial to the Buick Estate Wagon with the big block 455. Go fast with class, I say!

You should see when Sam turns the corner off Cactus Canyon Pass and onto our street with all the birds going crazy to see him. It's just like going to the air show except they don't use real bombs at the air show like these pigeons do!

Before the economy tanked Sam had his wild bird feed delivered twice a week by that gourmet bird feed company Jacques' Seed de Jour - kind of an ice cream truck for birds I suppose. At least Sam is buying American now.

About a year ago Sam constructed an enormous aviary in his small back yard to house birds. This was no ordinary bird

house. The pieces had to be loaded by a crane into the yard. During construction a big steel section fell into the common wall smashing it to bits.

Sam filled it up with all kinds of birds. Hummingbirds, finches, sparrows, doves, cardinals, and of course pigeons, lots of pigeons, they were all in there. The only birds missing were emus and ostriches because US Customs prevented Sam from taking them across the Mexican border.

One time Sam left the gate open and a big whootie owl got in there. I never heard such a racket and never seen so many feathers. It took Sam a couple of weeks to get new birds after that whootie owl got in there.

One Saturday night while I was enjoying Myron Floren's accordion playing on the Lawrence Welk Show my doorbell started to ring like crazy. It was Sam Minilla. He was sore, real sore.

It seemed somebody sent in a complaint form to the Association about his giant back-yard bird house and the broken wall. Sam said he ignored the notices because they were "illegitimate" and told of how he went to the board meeting to give them a "piece of his mind." Sam said the Association wants him to take down the giant bird house as it is out of compliance with the rules, even though Sam asked the board for special treatment. Sam was sore at the board saying it was like "Attica all over again" and called the board "a bunch of oligopolists." I had to first figure out how to spell that then call my niece Hedda who is a lawyer to

find out what it meant. She didn't even know.

Sam went on and on like a broken record and I only got to see half of Myron's accordion solo and missed the Lennon Sisters doing Peg O My Heart - now I was getting sore!

I told Sam politely it was time to go home to his birds and Mrs. Minilla.

To cut to the chase Sam didn't follow the ARC application process and made the situation a lot worse - for himself and his neighbors by overreacting. If Sam had checked the ARC Rules he would have known what the rules were and planned properly.

As for Sam, he is still "struggling" against the Association. He says they hate birds said he might even chain himself to the tennis court light pole to protest the bird spikes the Association put up there. Oh well, if that's what makes Sam happy.

Peoples, the ARC Rules are available from the Association and are even on the internet. I know this because Mrs. Homeowner bought me a computer for my birthday. Now I can look at the North Ranch ARC Rules anytime I want to, and read the North Ranch news anytime too!

I know I have said it before peoples and I will say it again -

Please, please review the ARC Rules and submit an ARC Form before you do a project at your North Ranch home, if you know what's good for you!

I know I do.

Help Lines:

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

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 624-4404

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

Need ARC Approval?

Call AHOME 624-4404

OR go online at www.nrcatucson.com to submit the ARC Form for immediate processing.



**North Ranch
Committees badly
need volunteers.
To get involved
call 520-624-4404**

**or email
chris@azhomellc.com**

OWNER REWARDED

North Ranch homeowner Atilla Vekony was Atilla On the Spot at the playground reporting vandalism to the tarp. Atilla assisted Pima County Sheriff's and the NRCA Security Committee with information that led to the arrest of the vandal.

The NRCA rewarded Atilla \$80.00 for helping to catch the vandals. Thank you Atilla!

THE NRCA WANTS YOU...TO RUN FOR THE BOARD!



Serving on the NRCA Board of Directors can be a great way to get to know your neighbors and contribute to the community. The only qualification is that you must be a Member of the NRCA and have a strong desire to keep North Ranch one of the best and friendliest communities in NW Pima County.

Earl Washington and James Sandrin were appointed to be the nomination committee for any one who wishes to run for the Board for 2011.

Anyone interested may contact them or the mgmt. company at 520-624-4404 or chris@azhomellc.com by December 28th 2010.

North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

Ph: 520-624-4404
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Season's Greetings!

QUESTIONS ON DUES?

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

QUESTIONS ON MAINTENANCE, REPAIRS, RULES?

Please contact Chris Centuori at 624-4404 or chris@azhomellc.com

GET INVOLVED! WRITE AN ARTICLE FOR THE ROUND UP!

CALL 624-4404 TO SUBMIT AN ARTICLE.

www.nrcatucson.com