



# North Ranch Round Up

## JONES, WISEMAN, WASHINGTON RUN FOR 2012 NORTH RANCH BOARD!

Thank You North Ranch Owners for making 2011 one of the most successful years in the history of the NRCA!

Wishing you a very Happy and Prosperous 2012!

**NRCA Board of Directors.**

Three North Ranch homeowners have put their hats in the ring for the two up for grabs 2012 NRCA Board of Directors seats.

Below is some brief biographical information on our candidate. Thank you Dan, Earl and Angela for stepping up to serve in North Ranch!

### Resume – Dan Jones

I am retired Federal employee, having served 25 years with the Department Of Army, the last of which was 4 years as the Assistant Director of Management Information with the ARMY Communications Command at Fort Huachuca Az. Where I dealt daily with building and service contracts and the various contractor representatives.

Since living in North Ranch I have served 10+ years on the Architectural Review Committee and 3 years on the Recreation Committee as well as the President of the North Ranch Board for the past year.

My intent is to not just maintain the facilities of North Ranch but to seek improvement whenever possible within the limits of our budget.

### Earl Washington

- Age 64
- Retired
- North Ranch resident since 2003
- NRCA Board member since 2007
- Former President

- Former Secretary
- Currently Treas
- Chair of ARC and Finance committed

### Angela Wiseman

I am married and have one son in high school and two dogs. We moved into North Ranch in 1991.

I have helped out with the social, architecture review, landscaping, newsletter and the neighborhood anti-crime committees.

I am running for the Board to keep it going in the right direction. It's great that they have kept up the community and even lowered the monthly dues!



### RUBBER BANDS DAMAGE TENNIS COURT LIGHT SWITCH.

Recently a crank timer at the tennis court was damaged by a tennis player affixing rubber bands to the knob to keep it from turning. This was captured on video and those responsible will likely have to pay for the damages.

**If anyone suspects persons causing damages to the amenities either willfully or through thoughtlessness please contact the NRCA at 624-4404.**

Let's all work together to protect our beautiful community!

## NRCA WORKING HARD TO MAINTAIN PROPERTY VALUES

With the national financial crisis looming over us all, the NRCA is taking steps to protect property values in North Ranch. Like other communities the NRCA is experiencing record foreclosures, although delinquent assessments remain relatively low.

To keep our property values high, The NRCA, through the management company (AHOME) continues to step up the enforcement of the Rules and other provisions of the governing documents.

In addition, the NRCA is collecting thousands of dollars in unpaid assessments and violation fines for neglected bank-owned homes at the time of transfer.

It is incumbent on all of us to keep up our yards.

Residents who are unable to keep up their lots due to illness or disability are encouraged to contact the NRCA Manager to inquire about voluntary assistance from the North Ranch Good Neighbor program.

# October 2011 NRCA Board Meeting Minutes

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North Ranch Community Association

Board of Directors Meeting

6:30 PM October 26<sup>th</sup> 2011

Nanani Library

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 - Absent

Director Zack Blair - Absent

Director Mark Wurz - Present

## New Business:

Motion made and seconded to approve the 2012 Budget and set the 2012 monthly assessments at \$55.00 Motion carried unanimously.

Motion made and seconded to approve the minutes from the previous meetings June 15<sup>th</sup> 2011 and September 14<sup>th</sup> 2011. Motion carried unanimously.

Motion made and seconded to approve the 2011/2012 AHOME management contract proposal. Motion carried unanimously.

Motion made and seconded to accept a proposal from Cabana Boy to repair cracks in the pebble tek and replace the caulking in the large pool Jacuzzi. Motion carried unanimously.

Motion made and seconded to authorize funding for community yard sale signage and Halloween candy. Motion carried 3-2.

Motion made and seconded to approve Director Washington's request to recall BOD approval of small pool repair quote (Saguaro Pools quote 382), due to incomplete information. Motion carried unanimously.

Motion made and seconded to accept a proposal from Desert Rose Landscaping to clean the washes behind Sky Ranch Trail and Stageline/Thundercloud. Motion carried unanimously.

## Management Report:

The Community Manager announced that Directors Jones and Washington were up for reelection. President Jones appointed a nominating committee pursuant to the bylaws.

## Financial Report:

September 2011 Income \$44,647.55 Expenses \$25,939.43 +/- \$18,708.12

## Homeowner Comments:

Five owners attended the meeting and participated in discussion during deliberations.

## Adjournment:

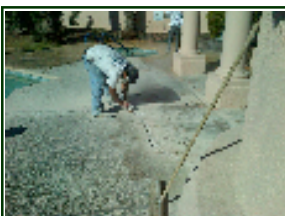
Motion made and seconded to adjourn the meeting at 7:10 PM.

## It's a Fact!

**The Mgmt. Company  
is NOT the  
Association!**

**The Association is  
made up of  
Members like YOU!!!**

**"Fast Facts Fast  
FAQ"**

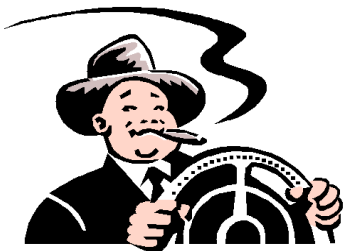


## Small Pool Deck Getting Facelift

The small pool deck received some needed repairs to the cracks and was recently painted.

Thank you NRCA Board of Directors for keep the pools looking great!

# Let's Not Let Our Yard Sales Turn Into Flea Markets!



Since returning for the winter months from Minnesota I have gotten to know a few new North Ranch neighbors who moved in over the summer.

Neighbors are wonderful! We live in a neighborhood full of wonderful, funny, and interesting people. People are so friendly here and that is one of the main reasons Mrs. Homeowner and I purchased our North Ranch home after I retired from the Hormel plant.

Take my new neighbor Y. R. Kash. He is so enterprising and original.

A few weeks ago Mrs. Homeowner was awoken by noises outside coming from next door. I was already awake mind you. I get up every day at 5:45 am to enjoy my cup of hot water. My doctor says I need to cut back on coffee and recommended sipping hot water instead. It is a little bit bland but he is my doctor and knows what's good for me!

Mrs. Homeowner went outside to see what was going on and was surprised to see a whole bunch of cars and trucks parading up and down the street with furniture and various and sundry items sticking out everywhere.

Our neighbor Y. R. Kash was having a yard sale.

I love yard sales and love flea markets even more. The commotion didn't bother me but it bothered Mrs. Homeowner. Her beauty sleep is important to her, and me.

Y.R. Kash had quite a spread going there in his front yard. There were some things for sale that I was interested in but Mrs. Homeowner wouldn't let me buy including:

- A life-sized, cardboard cut-out of Lorne Greene.
- A German WW2 hand grenade. (disarmed)
- A TV Guide from 1970 with Mike "Mannix" Connors on the cover.
- An unopened case of Sea Monkeys - great for Christmas gifts I thought, but Mrs. Homeowner didn't agree.
- A signed picture of Gorgeous George.
- A complete set of Poker Playing Dogs wall pictures.
- An Atari video game machine. Again, for the grandchildren but Mrs. Homeowner said they wouldn't like it.

Y.R.'s garage was also stuffed with what looked like all kinds of old carnival game equipment. I asked Y.R. about it and he said that was for the "end of the month."

Three more weeks went by and three more yard sales. Y. R. comes knocking on my door and he was sore, real sore. He got a letter from the Association about having too many yard sales, or Flea Markets. Y.R. said it was his right to do what he wanted to on his property and mumbled something about the big "end of the month extravaganza."

The last Saturday of the month I was surprised to see flags everywhere, like the kind they have at my cousin Cecil's car lot in Sheboygan, Wisconsin. We like cousin Cecil and he makes excellent bratwurst but nobody in the Homeowner family will buy a car from him anymore. Not since the motor fell out of Aunt Elsa's '68 Dodge Dart and she missed bingo.

The traffic on our North Ranch street had to be seen to be believed. Then there was a big line of people in front of Y.R.'s. There was a regular carnival going on complete with Hoop Toss, Ring a Peg, a Wonder Wheel, a Nail Hammering Game, Milk Bottles,

a Devil's Bowling Alley and even a Fish Pond!

My Grandpa used to work as a flatty at the Minnesota state fair and carnivals, and I remember seeing these games as a little kid. I used to play the Fish Pond but Grandpa showed me how these games were all "gaffed." I didn't know and still don't know what Grandpa was talking about and then he went away for 3 years after that.

Y.R.'s front yard carnival brought back some good memories - only thing missing was a nice, funnel cake with strawberries!

Then there was a big commotion at the Devil's Bowling Alley. Some patron had gotten into a scuffle with Y.R. and was demanding his money back. Y.R. gave the man a cold one and he seemed happy. In fact everything was fun and games until the sheriff's deputies showed up. It was like something out of Dragnet or Adam 12.

Y.R.'s swell equipment was confiscated and there were a lot of long faces. Y.R. is a fast-talker and was able to convince the deputies that the circulating Fish Pond game was a water feature for his yard, so they let him keep that.

I don't know what became of the letter from the Association about Flea Markets but I looked up the item in the rules and sure enough we as neighbors need to refrain from having Flea Markets on our lots.

I never saw another one at Y.R.'s house. Mrs. Homeowner is happy but I would have liked a shot at the Fish Pond.

Neighbors, let's all be aware of the rules. If we have questions let's contact the NRCA.

**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.

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

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



# NORTH RANCH COMMUNITY ASSOCIATION

P.O. Box 85160  
Tucson, AZ 85754

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



#### 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)**