



The Round Up



December 2009

Board of Directors

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Chair, Streets/Lighting Chair
saandtc@netscape.com

Treasurer

Earl Washington - 219-3964
Finance Committee Chair

Secretary

Earl Washington - 219-3964
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Director

Dan Jones - 579-1371
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Pool/Rec/Tennis Committee
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Director

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Call 624-4404 x 113

For ALL other Questions:
Call 624-4404 x 115

North Ranch on the Web:

www.nrcatucson.com

BOARD VOTES TO LOWER POOL TEMPS TO 82 ON TRIAL BASIS

At the November 2009 Board of Directors meeting the BOD voted 3-1 to reduce the temperatures of the heated pools from 85 to 82 degrees on a trial basis. The BOD took up the issue of pool temperatures after several Lot Owners called the mgmt. co. in late September/Early October about pool temperatures. Half of the Owners said the water was "too hot." The other half said the water was "too cold."

A Little Pool Temp History

Prior to 2007/2008 the NRCA used wasteful natural gas furnaces which had no thermostat. The old furnaces were almost impossible to regulate and pool temperatures were kept between 87-90 degrees - about the same temperature of "therapeutic pools." The Association also kept the furnaces on during the summer. Some owners with ailments understandably came to view pools heated at therapeutic pool temperatures as a great amenity. Some even developed a sense of entitlement to pools heated at therapeutic levels saying they are "guaranteed under the CCRs."

In 2007 the new BOD began examining how best to maintain the pools at a high standard and **serve all Owners** in a fiscally responsible way; eventually establishing a reasonable

Arizona pool heater schedule of "winter-only" heating. The NRCA also installed fuel efficient furnaces, which have digital thermostats. Temperatures were set at a toasty 85 degrees in the winter.

Where We Are Today

According to the data presented to the NRCA by Director Tony Congi the American Red Cross and National Pool and Spa Institute consider "ideal" pool temperatures to be between 78 - 82 degrees for recreational swimming. That's not an absolute, however.

Other factors to consider, particularly when the temperatures are increased **is the effect on maintenance.** Build up of dissolved solids increases with higher temperatures. Chlorine also burns off quicker contributing to more bacteria growth and algae. This is one reason why the pools turned GREEN several times per year, before the BOD took action to set a reasonable temperature schedule. In a nutshell: Unreasonably high temperatures = higher costs in maintenance and repairs as well as the obvious: Higher energy costs.

At the BOD meeting an Owner brought up the "human element" and how lowering temperatures 3

degrees could make somebody with an ailment less comfortable.

An Owner who could not attend the BOD meeting expressed shock and disbelief that the BOD did not consider closing the little used small pool in the winter.

It is true that warmer water may help relieve a stiff leg or bad back. It is also true that swimmers may feel very uncomfortable exercising in warmer water.

These are valid considerations for the BOD and Association which is why the BOD is working hard to do due diligence on this matter, including investigating the potential of solar heating.

It is impossible to please everybody but you can rest assured that the NRCA is acting in a compassionate and fiscally responsible matter regarding this issue.

WINTER POOL USAGE

Big Pool - 8.5 users per day
Small Pool - 4 users per day

Data is an average compiled by electronic pool key record from December 1st 2008 to February 28th 2009

MESSAGE FROM NRCA PRESIDENT BILL SCHIRMER

We have four homeowners who will be running for the 3 openings on the NR Board. The are Tony Congi, Lauryne Gentzler, Charles Bolejack and James Sandrin. We appreciate their interest. Thanks to each of them. We need more people to either join the Board or participate on our committees.

The election results will be announced at our annual meeting which is January 14, 2010 at the ORO Valley

Library. A brief resume of each of the candidates will be on the web-site soon and published in the January Newsletter PRIOR to the annual meeting. That data will be available to help homeowners decide their choices.

I will ask each of the candidates to come to the next Board meeting which is December 30, 2009 at the Oro Valley Library at which time

they can present themselves and answer any questions.

This week, I advised the Board that any future surveys will have to be approved by the Board at which time, the Board will decide all questions to be asked during the survey and announce the results accordingly. The Board will decide why the survey should be done and how it should be done.

Bill Schirmer, President

**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 28TH 2009 BOD MEETING

Minutes (APPROVED 11/25/2009)

Call to Order The meeting was called to order at 6:05 PM

Roll Call

Bill Schirmer – President - Present
Tony Congi – Vice President - Present
Earl Washington – Treasurer/Secretary - Absent
Mike Holly – Director - Resigned
Dan Jones – Director - Present
Lauren Gentzler – Director - Present

President's Message

Bill Schirmer reported the resignation of Director Mike Holly and the formation of a Nominating Committee comprising of Bill Schirmer, Zach Blair and Mary Flynn.

Management Report

NRCA Manager Centuori reported on additional repairs to the tennis courts, increased compliance fines collections and a drop in reported vandalism in the community.

New Business

- A **motion** to approve the 2010 monthly assessments at \$60.50 passed by a vote of 4-0
- A **motion** to approve the 2010 budget passed by a vote of 4-0
- A **motion** to consider the purchase of benches for the tennis courts was tabled until a future meeting

Approval of Minutes

- A **motion** to approve the July 20th 2009 Board of Directors Meeting Minutes passed by a vote of 3-0. Bill Schirmer abstained.

Homeowners Comments

Homeowners Michael Redding and Leonor Pisano suggested turning off the gas heaters at one of the community's pools during the winter to save money during the association.

Adjournment A motion to adjourn the meeting at 7:31 PM passed by a vote of 4-0

**NOTICE OF
BOARD MEETING
WEDNESDAY
12/30/2009
6:00 PM ORO
VALLEY
LIBRARY**

RENTAL MANIA

As of 12/09/2009 about 14% of all North Ranch homes are known to be rented.

Several other homes may also be rental properties but the Owners may not have reported Tenant information to the NRCA, which is a violation of the North Ranch Rules.

Owners are responsible for making tenants aware of community rules.

NRCA Vice President Tony Congi told homeowners of his goal for the Association to one day possibly lower the dues paid by Owners, during these tough economic times.

During BOD deliberations concerning reducing the heated temperatures a few degrees at the pools Congi expressed strong concerns for Owners. Congi cited examples of several Owners who have lost their jobs and are having a difficult time making ends meet due to the severe national recession.

Congi also noted the record number of foreclosures in the community and how dues collections would and is being affected by the real estate bust.

The Vice President also noted the many senior citizens who had ex-

pected to be earning high interest on their investments at this stage in their lives, but were now struggling to pay bills and even keep their homes.

Congi said it was his hope to conserve Association resources while maintaining the amenities at a high level, and by doing so - one day putting the Association in a position "where monthly dues payments actually go down."

Congi pointed out several examples on how despite the economic downturn the NRCA BOD has been very successful at managing resources, saving tens of thousands of dollars in landscaping maintenance costs in particular, while maintaining a very attractive community.

Per Congi, Increased security in

the community and the installation of cameras have helped protect Owner's investments in the community by making the amenities much safer and more family friendly. Rules are being enforced better as well.

The BOD also reduced water and gas consumption by removing water wasting turf from corners on Cactus Canyon and setting a pool heating schedule to "winter only," appropriate for sunny Tucson, AZ.

Prior to 2007-2008 pool furnaces ran all summer and water temperatures averaged 88-90 degrees all year.

DID YOU KNOW?

The NRCA Board of Directors DID NOT raise dues for 2010

OWNERS SPEAK OUT ON APPROPRIATE POOL TEMPS

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 784-9963

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

Need ARC Approval?

Call AHOME 784-9963
OR go online at
www.nrcatucson.com
to submit the ARC
Form for immediate
processing.

Did You Know?

**There are Two (2)
Jacuzzis in North
Ranch heated to
102 degrees for
therapeutic use**

Four Run for the NRCA Board of Directors

Homeowners Tony
Congi, Lauryne
Gentzler, Charles Bo-
lejack and James San-
drin contacted the
nomination committee
chair and volunteered
to run for the Board of
Directors.

Thank you owners
for volunteering to
serve your
neighbors in North
Ranch!

ROUND UP SURVEY RESULTS
**49 - In favor of consid-
ering reducing pool
temperatures a few
degrees or shutting
down a pool during
the winter**

**12- In favor of keeping
the temperatures at 85
degrees:**

**Thank you all who partici-
pated! Your input is valu-
able to the community!
Below are some of the
comments from owners.**

"I won't swim in the pools because
they are **too hot** for me."

"It is important to conserve energy in
light of **global warming**."

"I am a new resident. When you use
the pools it is **like being in bathwa-
ter**. If This is what I wanted I would
use my tub. Lower temps."

"I use the pool between the months
of November and May. I would like
to have the big pool heated to 85
degrees so I can enjoy it while I am
here. If that means turning off the
heat in the smaller pool then so be
it. I think most folks would like to be
able to use one pool all year round so
let's go for the big one! I like to swim
laps and use the spa and I DO under-
stand the high cost issue associated
with heating two pools all year
long. **Thanks for asking for our
input on this very important is-
sue.**"

"I would be for **turning down the**

heat in the small pool - but would
like the large one to stay at 85 degrees
- I think the question wasn't presented
correctly."

"One pool should be adequate for the
winter. Try reducing the heat a couple
of degrees: 83 and see what reaction
you get."

"In years past the pool temp was very
nice in the winter. We went swimming
two weekends ago and I thought the
temp was too cold I was not sure if the
heat had been turned on yet."

"Heated pools were a **BIG** reason that I
wanted to move into this community."

"**I would support keeping one at 85
degrees. Not both at 81-82.** If we do
that - we need to understand what we
are doing with the cost savings and if
enough money to reduce overall dues
is."

"**WE HAVE HAD KNEE SURGERY AND
BACK SURGERY AND WE HAVE TO
HAVE WARM WATER TO EXER-
CISE. THIS IS A MUST ACCORDING TO
OUR SURGENS. THE SMALL POOL IS
SO MUCH EASIER FOR US OLDER
PEOPLE TO USE. THE KIDDS THAT
COME TO THE SMALL POOL ARE
NOT AS YOUNG OR ROUDY AS THE
LARGE POOL..**"

"The best way to handle this situation
is to keep **both pools open and to
reduce the temps to 82 degrees**, this
way everyone has a choice of which
pool to use. In order for the assn. to
keep costs to a reasonable level this
seems to be the best solution. Every-
one should remember the fewer costs
to the assn. the better chance that the
BOD will be able to **keep our assess-
ments frozen**, hopefully for the fore-
seeable future.

"I would think that you could save
more money by **shutting off the heat
in the small pool**. It is so close to the

**large pool anyone could just
walk over to the large pool to use
it instead.** I am there often for
water fitness and not many people
are there."

I know a lot of people won't agree,
but we do have to **save our
money, times are tuff**. Not many
people use the pool in the winter
months, and they can adjust to
lower the heat. I know I will like it.

"Many of us much prefer the north
pool to the south pool. I personally
know that many of us that go to the
north pool do prefer 85 degrees."

"The lower temperatures are still
toasty enough to make the pools
enjoyable during the cooler times,
so **I vote for lowering the tem-
perature and using the saved
money on something else.**"

"I have lived here since 1991. This
board had done Great Improve-
ments. Listen to them and reduce
temps if they say it is needed."

"**Close the north pool or sell it!**"

"**Pools are too warm.** Lower tem-
peratures or close small pool to
save us money!"

"**I don't believe an email vote is
sufficient for input.** Many home-
owners do not have email or even
know that there is a survey. The
question above under yes asks two
questions and should be 2 questions
under a separate vote. I really don't
like this survey at all. First of all the
pool committee should meet and
post that the water temperatures is
on the agenda, so we can actually
have real input **Yes, I would vote to
have one pool shut down, prefera-
bly the small pool.**"

**Note: The survey appeared both on
the web and in the printed newslet-
ter.**

NRCA OCTOBER 2009 FINANCIAL REPORT

Total Operating Accounts:

\$209,189.35

Total Reserve Accounts:

\$331,421.70

Total Accounts Receivables:

\$32,041.48

Total Other Assets:

\$15, 859.13

Total Assets:

\$588.511.66

Total Current Liabilities:

\$30,397.

Total Equity:

\$558,114.57

Total Liabilities and Equity:

\$588,511.66

Note: Association financials
are available by request from
the mgmt. company.

North Ranch COA

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www.nrcatucson.com



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 784-9963 or chris@azhomellc.com

GET INVOLVED! WRITE AN ARTICLE FOR THE ROUND UP!

CALL 784-9963 TO SUBMIT AN ARTICLE.

www.nrcatucson.com