

The Round Up

Feb/March 2008

Board of Directors Contact Information

President

Harry Resnick - 297-4474
Landscape Chair
hmresnick@yahoo.com

Vice President

Anthony Congi - 579-8821
Walls/Rules/Security Chair
saandtc@netscape.com

Treasurer

Bill Schirmer - 579-7052
Newsletter Editor
schirm2377@aol.com

Secretary

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

Director

Armand Millette - 870-7848
Streets & Lighting Chair
a_millette@q.net

Director

Michael Holly - 784-3889
Pools and Rec Committee Chair
mhollywood662000@yahoo.com

Arizona Home Owner's Management Experts, LLC

PO Box 85160
Tucson AZ 85754
520-624-4404
520-792-0377 Fax
chris@azhomellc.com
www.azhomellc.com

Trees hitting your property?

Please contact AHOME to report anything in North Ranch in need of repair. Thank you!

VANDALS NABBED IN CATALINA IV

Taggers Caught - YES!

Juveniles who painted graffiti on the concrete drainage culvert near Catalina 4 were arrested after witnesses reported it to the association.

Residents called the manager at about 4:30 PM on February 9th. Within minutes, the manager and the NRCA VP arrived contacted the Sheriff. Spray paint cans were discovered in a drain pipe beneath the culvert.

Deputy Cox from the PCSD interviewed several juveniles who then implicated each other. Since the area vandalized was part of NRCA common area property the association will be the party pressing charges.

This is the third incident of graffiti in the last 12 months. 2 homeowners, including one rental owner, may be

charged for the cost of cleaning up the graffiti.

The association has implemented an anti-tagging "crackdown" involving several residents, management and the Security Committee; all of whom stay on constant alert. Thanks to everybody who got involved!

NRCA Has Its Own Brand of Neighborhood Watch

With the help of management and BOD support, the North Ranch Security Committee has successfully networked with residents to form a highly effective anti-crime watch all over the community.

Every subdivision has "watchers" looking out for crime and other suspicious activities. The residents report incidents or tips on strange activities to management weekly by phone or

email. A private newspaper (For The Record) operated by a NR resident also contributes by reminding others to report incidents.

Unlike some crime watch programs which ask people to just report crimes, the NR anti-crime watch is **proactive**. Crime tips sent to management have resulted in a number of arrests recently including a drug bust. If you would like to join the anti-crime watch please call management at 624-4404 or contact Tony Congi.

Streets to Be Touched Up

ACE Asphalt will be back to clean the black footprints and tire tracks left by residents off curbs and driveways. Puddles in repaired areas with a depth more than 1 1/2 inches may be repaired.

BOD, COMMITTEES, USE EMAIL FREQUENTLY

Dispelling a myth that the association is run by octogenarians who don't know how to use computers, much of the community including the BOD use the internet to conduct affairs daily.

85 year old BOD President Harry Resnick may be the most computer savvy member of the BOD. Resnick views the community website daily and conducts much of his business online. He spends a good deal of time reading international news online. Even Treasurer

Bill Schirmer, a man who says he "likes paper" sends almost all of his communiqués via email.

Dropping technology prices have made it easier for seniors on fixed income to afford a computer. They have also become much easier to use. Younger, more technologically savvy residents have also gotten involved in the community in recent months. Ben Hilger 36, and Mike Holly 42 may be the youngest residents to ever serve on the BOD.

Almost all ARC Improvement Requests are submitted through the website. According to the manager AHOME receives very little mail from residents but a lot of email. Committees also conduct a lot of work online. Vendor proposals and estimates are emailed to committee members in advance, which helps prepare them for meetings.

The number of residents requesting the printed Round Up is also decreasing on a monthly basis.

Did You Know?

The NRCA cannot prohibit children from playing in our streets Arizona Revised Statute 33-1808.

Did You Know?

The Pima County Sheriff wants YOU to report reckless driving in North Ranch.

If you witness reckless driving try to get the plate number and car make and report it to 911.

Law enforcement needs your help. YOU can make a difference!

SCHIRMER 160, HILGER 155, HOLLY 143

BOD Election Results

Bill Schirmer 160 votes.
Ben Hilger 155 votes
Mike Holly 143 votes.

Many ballots were invalidated because they were not filled out properly. Only 157 ballots were filled out properly and counted.

Harry Resnick was appointed as President for the second year in a row as was Bill Schirmer (Treasurer).

Tony Congi will remain as Vice President and Mesquite 2 homeowner Earl Washington is the new Secretary. Congratulations to all!

Ben for your service to the community! If you would like to join the BOD call 297-4474 or sent email to hmresnick@yahoo.com

**POOL REPORT
Spa Heater Replaced**

A broken spa heater was replaced by a brand new one with a digital thermostat in January. The new heater is more energy efficient and should save money for the association.

LANDSCAPING NEWS

Jungle Behind Desert Ranch and Sky Ranch Trimmed

An overgrown common area from Desert Ranch to Sky Ranch Trl was cut back by contractors in early February.

All plants except for mature trees and live cactus were cleared away, up to twelve feet from the property lines. The plants constituted a possi-

ble fire hazard and made it impossible to access trees for trimming. The trees in the area will also be pruned in the near future.

Other areas slated for a clean-up are the wash behind Desert Bend Loop, the second half of the wash behind Mesa Ridge (the first half is done) and the common area behind Sky Ridge Loop. The trees in those areas will also be pruned by an arborist. There are no association records indicating these areas have ever been cleaned of overgrowth.

Entrances May Be Cleaned

With BOD approval, the entrances at Thornydale and Shannon will soon have all the hedges trimmed and overgrowth removed to prepare for the installation of new accent lighting.

If you would like to help deliver printed newsletters in March to save money please call 624 - 4404

BREAKING NEWS

(Published first in the printed Round Up)

BOD Director Resigns:

Ben Hilger has resigned from the BOD. Thank you

NORTH RANCH NEWSLETTER SURVEY

A homeowner without a computer suggests that residents who take the printed Round Up are possibly being penalized, because the community website is updated more frequently, and often contains info that doesn't make it to the printed version due to space constraints.

News on the website is reported as it happens. The website also contains links to world news outlets, local emergency contacts, ARC forms, NR Rules, Design Guidelines, CC&Rs and other documents. 95% of all ARC forms are submitted through the website. Residents may also advertise their services and post "lost dog" ads for free on the website.

The homeowner wants all the news on the website to appear in the printed version. For this

to be accomplished more pages would probably be added (possibly at greater cost) or the contents would be reduced to "snippets" with less details to fit into the four page format.

Articles that appear in the printed version are selected in order of priority and importance to the community. They are edited to save space. Although a conscientious effort is made to include timely news that affects the greatest number of residents, no effort is perfect. The website costs about \$25 per year total. The printed Round Up mailed to about 120 resident costs about \$3500.00 annually, down from \$7000.00 a couple of years ago, for labor, printing, and postage.

To help lower the cost of delivery the manager and BOD are enlisting volunteers to put the

printed Round Up on doors.

Please fill out the survey below and send it in with an explanation so we may serve you better. Thank you.

Send your survey to:
NRCA, PO Box 85160.
Tucson, AZ 85754 or call 624-4404 to voice your opinion by phone.

YES. PEOPLE WHO GET THE ROUND UP BY MAIL ARE BEING PENALIZED.

NO. PEOPLE WHO GET THE ROUND UP BY MAIL ARE NOT BEING PENALIZED.

FUN F.A.Q.'S ABOUT OUR ASSOCIATION

How do I join a committee?

Answer: Contact the committee chairperson. Contact information is on the front page of the Round Up.

I want the association to send my neighbor a violation letter. Do I have to give my name?

Answer: Yes. The association cannot accept anonymous complaints due to changes in Arizona Revised Statutes.

If the person receiving a violation notice responds to the association via certified mail the association must provide the name of the person reporting the infraction, among other information, to the member.

From ARS 33-1803:

D. Within ten business days after receipt of the certified mail containing the response from the member, the association shall respond to the member with a written explanation regarding the notice that shall provide at least the following information unless previously provided in the notice of violation:

1. The provision of the community documents that has allegedly been violated.
2. The date of the violation or the date the violation was observed.
3. The first and last name of the person or persons who observed the violation.
4. The process the member

must follow to contest the notice.

My neighbor is parking six cars on his driveway. It looks like a used car lot. Can the association do something?

Answer: Maybe. As long as the resident is parking vehicles on the carport/driveway they are in compliance. If the vehicles are inoperable junk vehicles the NRCA can get involved.

To read more F.A.Q.s or to submit a question, please visit the community website!

www.nrcaucson.com

Did You Know?

You can view the community website at the public library. They have computers. You can also ask your friendly neighbor if you may view it on theirs.

Did You Know?

The excellent private newspaper **For The Record** is NOT the official NRCA newsletter. For questions about the NRCA contact the BOD or mgmt.

Did You Know?

You can save the NRCA money by opting out of the printed newsletter. The same news is presented online. To opt out call 624-4404! THANKS!

NORTH RANCH COMMUNITY ASSOCIATION 19 December 2007 Board of Directors Meeting 6:00 PM Nanini Library 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
Armand Millette – Director
Michael Holly – Director
Ben Hilger – Director
All present

Announcements

President Resnick announced the street paving schedule for January 2008 and commented on the need to follow the schedule of the reserve study as much as possible.

New Business

A **motion** to approve the minutes from the 11/14/07 board meeting passed unanimously.

A **motion** to approve the 2008 Jim Noble parking patrol contract with changes passed unanimously.

A **motion** to affirm the ARC Committee's decision to prohibit future installation of ALUMINUM SCREEN/STORM DOORS and black colored security doors passed unanimously.

Financial Report:

Treasurer Schirmer reported a change in the 2008 budget's presentation of the association reserves.

October Financials as reported by Treasurer Schirmer:

Monthly Income	\$47,792	Total Income	\$459,762
Monthly Expenses	\$43,783	Total Expenses	\$378,689
Net Monthly Profit	\$3,009	Total Profit	\$81,073

Bank Accounts Total:	\$504,730.16
Total Assets:	\$589,972.90
Total Liability:	\$42,250.97
Equity Amount	\$547,756.93

Homeowner Comments: None. Three homeowners attended the meeting.

Adjournment:

A **motion** to adjourn passed unanimously at 7:40 PM

NRCA Fast Fact

The NRCA website

www.nrcaucson.com

has links to local,

national, and even

international news

sources including

the BBC!

Did You Know?

Anybody can submit an article for the Round Up. At this time almost all the articles are written by the manager. We always need more help. If you would like to submit an article please call the Editor at 579-7052

**Notice of BOD Meeting:
2/22/08
6:00 PM
Oro Valley Library**

North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

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

www.nrcatucson.com



Official De Olde North Ranch Silver Platter With Invitation

North Ranchers who are still sending dues payments to the wrong addresses are cordially invited to avoid late charges. Please send dues payments only to the **address below**:

NRCA
PO Box 61983
Phoenix, AZ 85082
Or pay online at www.cabanc.com

North Ranchers are also cordially invited to submit articles for the Round Up. If you are interested in writing for the Round Up please contact the Editor at 579-7052. To save money for the community you may also opt out of receiving the printed Round Up by calling 624-4404. The Round Up is available online at www.nrcatucson.com