

# The Round Up

February 2009

## Board of Directors

**President**  
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Lighting Chair  
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**Treasurer**  
Earl Washington - 219-3964  
Finance Committee Chair

**Secretary**  
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**Director**  
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Pool/Rec Committee

**Director**  
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**Arizona Home Owner's  
Management Experts, LLC**  
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520-624-4404  
520-792-0377 Fax  
chris@azhomellc.com  
www.azhomellc.com

**Please contact AHOME at  
784-9963 to report anything  
in North Ranch in need of re-  
pair. Thank you!**

[www.nrcatucson.com](http://www.nrcatucson.com)

## NRCA ACTIVE IN PROTECTING LOT VALUES

### Lots With Violations May Have Pool Key Turned Off

At the 3/4/09 Special Meeting of the BOD it was decided to revise the North Ranch Rules to make it easier to bring lots with violations into compliance. Effective immediately, the BOD may suspend usage rights to the recreational areas if violations remain unabated for more than 30 days.

The NRCA is also considering the use of collection agents and legal sources to collect unpaid fines for violations.

**How do I know if I have a violation?** Contact the manager at 784-9963. If you have a violation you should have received a letter or notice from the NRCA. If you need a copy of the violation, again, please contact the manager.

Common types of violations are for parking, weeds, unapproved exterior improvements etc.

If you have altered your structure or common wall without written approval of the association you probably have lot violations and maybe a fine.

Verbal "OK's" for unapproved structural changes *by the old board or manager* are not acceptable. There must be a written record of ARC approval.

If you think you have violations or are being fined, make arrangements to correct the situation with the manager. Correcting the violation will be looked upon favorably by the BOD.

The NRCA is NOT a punitive organization. If you have violations, the BOD and management com-

pany are ready to assist you to help bring your lot into compliance. Don't wait until it is too late.

### Crime Down Following Arrests, Community Action

Vandals are staying away from the community as the area is getting known for being tough on crime. News of last month's arrest of three individuals for eggings is making the "youth circuit" and reports of vandalism is down. Thank you NR residents for getting involved!

The NRCA is still seeking information on other vandals that go by the monitors:

### S.I.R.

### Droll and Dancer

If you have info about this please call 784-9963. Thank you!

## MESSAGE FROM NRCA PRESIDENT BILL SCHIRMER

**AZ OPEN MEETING STATUTE- 33-1804-** All meetings of the BOD are open to the members. There are four times wherein personal information would be discussed which are not open to the members only to BOD. Those meetings are called " Executive Meetings".

Under this Statute, any member has the right to ad-

dress the BOD during the meeting. Members may address the BOD , prior to a vote taken on an issue. After being recognized , members have input, within certain time restrictions.

When a member wants to be recognized, they will address the President, and state their name, lot number, or

Street address, and discuss their concerns to the BOD under certain time restrictions. If a group of members have the same issue, they will have one member who will state their concerns to the BOD.

Bill Schirmer

NRCA President

**NRCA Anti- Crime  
Team Leaders**

Ironwood I - None  
Ironwood II - Tony  
Congi  
Ironwood III - Chris  
Centuori  
Ironwood IV - Greg  
Hyde  
Moon Ridge - Har-  
old Westberg  
Mesquite I - None  
Mesquite II - None  
Catalina I - None  
Catalina II - None  
Catalina III - None  
Catalina IV - Sheila  
Jackson.

**HELP WANTED!**

Call 784-9963 to join  
the Anti Crime Team

## **ATTN. PARENTS: ONLY YOU CAN PREVENT DROWNING**

According to the U.S. Consumer Product Safety Commission, an estimated 260 children under five years of age drown each year in residential swimming pools and spas.

The Commission estimates that another 3,000 children under age five are treated in hospital emergency rooms following submersion accidents each year. Some of these submersion accidents result in permanent brain damage.

Nationally, drowning is the fourth leading cause of death to children under five. In some states such as California, Florida and Arizona, drowning is the leading cause of accidental death to children under five. The CPSC offers the following tips for pool users:

**Never leave a child unsupervised near a pool.**

**Instruct babysitters about potential hazards to young children in and around swimming pools and the need for constant supervision.**

**Do not consider young children "drown proof" because they have had swimming lessons; young children should always be watched carefully while swimming.**

**Do not use flotation devices as a substitute for supervision.**

**keep toys away from the pool area because a young child playing with the toys could accidentally fall in the water.**

**Learn CPR (cardiopulmonary resuscitation).**

**PARENTS AND GUARDIANS: ONLY YOU CAN PREVENT A DROWNING. WATCH YOUR CHILD CLOSELY AT ALL TIMES. MAKE SURE DOORS LEADING TO THE POOL AREA ARE CLOSED AND LOCKED. YOUNG CHILDREN CAN QUICKLY SLIP AWAY AND INTO THE POOL.. FAILURE TO SUPERVISE CHILDREN AT THE POOL MAY LEAD TO DEACTIVATION OF POOL KEY PRIVILAGES.**

## **ASSOCIATION CAN ASK OWNERS TO PAINT HOME**

Recently a few homeowners have complained to the management company about letters being sent to lot owners requesting that home with faded paint be painted with new paint. Some contend that the NRCA cannot ask a homeowner to paint.

Both the CC&R's and North Ranch Rules contain provisions on painting:

**FROM CC & R'S PAGE 13 SECTION (g)**

**Repair of Building.** *No building or structure on any Lot or Parcel shall be permitted to fall in disrepair and each building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, then, subject to the approvals required by Subsection (a) above, such building or structure shall be immediately repaired or rebuilt or shall be demolished.*

The NRCA is responsible for ensuring that lots are maintained to the standards set forth in the governing documents. The NRCA is far from heavy-handed in its approach and is known as one of the most "homeowner-friendly" communities in Southern Arizona. Many communities are emulating what the NRCA is doing.

If you have been asked to paint your home by the NRCA and have questions, don't despair! Contact manager Chris Centuori (784-9963) or at [chris@azhomellc.com](mailto:chris@azhomellc.com)

### **NOTICE OF**

### **BOARD MEETING**

**TUESDAY**

**MARCH 31ST**

**6:00 PM NANINI**

**LIBRARY**

**Did You Know?**

NRCA manager  
Chris Centuori  
makes his mobile  
number available to  
ALL NR residents?  
Chris's number is  
784-9963.

Please do not call  
after 5:00 PM unless  
there is an emer-  
gency. Thank you.



**Help Lines:**

Questions about dues?  
Call 624-4404 x 113 or  
email  
linda@azhomellc.com

My neighbor is a pig  
and throws chicken  
bones out his window  
Call DEQ 740-3340

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

**HELP NEEDED TO STOP S.I.R., DANCER, AND DROLL**

The common wall on the north side near Shannon Rd was "tagged" about 60 days ago by vandals. Along with profanities the names Dancer and Droll were painted on the wall. Also was a negative reference to Ironwood Ridge HS.

S.I.R. has appeared around North Ranch on and off over the better part of two years. Over the last six months S.I.R. has been seen written in permanent marker and yellow highlighter on the common walls along the s. trails, particularly between Thundercloud Loop and the south pool. Those with information about the damages are asked to call 911 and the management company at 784-9963. Thanks.

**S. POOL RAMADA, COMMON WALLS GET FACELIFT**

The BOD has authorized major repair work on the s. pool ramada and common walls along Cactus Canyon Pass.

All damaged stucco at the s. pool ramada is being repaired and the entire structure repainted - with top

quality Dunn Edwards Paint!  
Pool users are asked to please pardon the dust while the repairs are under way. It will be worth it!

Along Cactus Canyon Pass every common wall will be painted, including ten panels into every wash!

Three landscape companies are working hard to remove vegetation along the walls in preparation for painting. The paint work is being done by Five Star Painting.

The work will increase values of NR properties.

**GET INVOLVED BY JOINING THE NRCA BOARD!**

An opening exists on the NRCA Board of Directors. If you have every thought about serving your community joining the BOD is a great way to do it.

**"But I don't want to get yelled at all the time!"**

Actually, meetings are almost always very civil. The NRCA BOD is one of the most forward-thinking and friendlier boards any-

where! While directors don't always agree, the general working atmosphere is collegial and positive. No one director runs the BOD—ALL decisions are made through teamwork. Dissent is OK.

"1 percenters" notwithstanding, homeowners are usually very friendly and not demanding...after all, we are all on the same team! Being on the board will also keep

you informed.

**"But I am too busy!"**

The BOD meetings take place about 10 times per year in the evening. If you miss a meeting or two it is OK. Snowbirds are also welcome.

**Interested in joining?**

Contact President Bill Schirmer at 579-7052

Or email the manager at [chris@azhomellc.com](mailto:chris@azhomellc.com)

**It's a Fact!**

**RESERVING THE S. POOL RAMADA MUST BE DONE AT LEAST 2 WEEKS IN ADVANCE.**

**\$25 DEPOSIT**

**\$25 NON-**

**REFUNDABLE**

**GET INVOLVED!**

The NRCA needs YOUR help! At this time in a community of 718 homes there are about 10 people who are on all the committees and board.

Join a committee!

Write and article for the newsletter or web!

Join the Anti-Crime Team!

Come to the meetings! You will be happy you did! Call 784-9963 to get involved!

## **North Ranch COA**

P.O. Box 85160  
Tucson, AZ 85754

Ph: 520-784-9963  
Fax: 520-792-0377

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## **Easter Egg Hunt!**

**For children 10 and under**  
**Saturday April 11th 9AM S. Pool Ramada**  
**RSVP 784-9963**

### **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 784-9963 or [chris@azhomellc.com](mailto:chris@azhomellc.com)

### **WANTED: WRITERS FOR THE ROUND UP**

**CALL 784-9963 TO SUBMIT AN ARTICLE OR EMAIL YOUR ARTICLE TO [chris@azhomellc.com](mailto:chris@azhomellc.com)**