

The Round Up

February 2010

Board of Directors

President

Earl Washington - 219-3964
ewash21@msn.com

Vice President

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

Treasurer

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

Director

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

Director

Lauren Gentzler - 531-9383
lgentzler@comcast.net

Director

James Sandrin - 529-4016
jvsandrin@yahoo.com

Arizona Home Owner's Management Experts, LLC

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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

North Ranch on the Web:

www.nrcatucson.com

THREE OWNERS ELECTED TO BOARD OF DIRECTORS

Directors Tony Congi and Lauryne Gentzler were re-elected to the NRCA Board of Directors. Owner Doctor James Sandrin was also elected to the BOD.

Congi and Gentzler ran on a campaign of reducing crime and lowering costs, while maintaining the amenities at a high level. Doctor James Sandrin ran on a platform of maintaining the amenities at a high level and making owners aware of information available to them from the Association. Owner Charles Bolejack was not elected but continues to volunteer on the Pool and Rec Committees.

Participation in the commu-

nity including elections is at a record high level due to the Association's heavy online presence. Over 300 residents regularly receive news via email and online through the website. About 130 residents receive this printed Round Up via snail mail.

Congratulations Tony, Lauryne and Doctor Sandrin! Thank you for volunteering to serve the residents of North Ranch!

Jones, Bolejack Hard at Work.

The "Dynamic Duo" of Dan Jones and Charles Bolejack could be seen near the small pool, hard at

work removing a section of the planter wall which was used by youths to hop the fence. Jones and Bolejack are two Owners who are not afraid to get their hands dirty to help their neighbors in North Ranch.

The two also completely organized the disheveled storage room at the big pool and are always helping the mgmt. company with their vigilance.

Neighbors, the next time we see Chuck or Dan walking the common areas lets not be shy.

Give them a warm North Ranch THANK YOU!

NRCA COLLECTS \$4648.10 IN FINES/FEES IN 2009

Increased enforcement and persistent follow-up by the mgmt. company as directed by the BOD resulted in \$4648.10 received by the NRCA in 2009.

Many fine payments were for violations such as parking infractions. A few owners had unabated violations and fines and had to pay the NRCA when they sold their homes.

The NRCA also collected \$6235 in transfer fees and \$1660 in recreation income. The NRCA charges \$50 for replacement key fobs..

Web/Email Use Less Costly to NRCA

In 2009 the NRCA was under budget by \$2333.27 for Office Supplies/Copies due to

heavy usage of electronic media. The majority of communications to Members and the BOD through the mgmt. company is done via email or the internet. Over 330 NR Members communicate with the Association via email.

Tree Trimming \$10,835 Under Budget for 2009

The new landscape contract resulted in more than just savings in maintenance costs and better services. A whopping \$10,835 was saved by including all tree trimming in the maintenance contract.

Landscapers typically

charge extra for trimming tree limbs over 8 feet off the ground. Ground Effects Landscaping includes it in their maintenance costs. The real estate development boom distorted pricing for landscaping services as developers and HOAs paid premium prices for services.

Until 2007 the NRCA paid out an average of \$13,000 per month for landscaping services. The current contract with Ground Effects is \$5800 per month! Congratulations to the Landscape Committee, BOD and mgmt. team for helping to boost NRCA reserves!

**NRCA Anti- Crime
Team Leaders**

- Ironwood I - None
- Ironwood II - Tony Congi
- Ironwood III - Chris Centuori
- Ironwood IV - Miriam Rico
- Moon Ridge - Harold 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 DECEMBER 2009 BOD MEETING

December 30, 2009

Oro Valley Library

Call to Order 6:02 PM

Roll Call

- Bill Schrimmer – Present
- Tony Congi – Present
- Earl Washington – Present
- Dan Jones – Present
- Laura Gentzler – Present

President’s Message

President Schrimmer reviewed the By-Laws pertaining to Election of Board Members.

Schrimmer then introduced the 4 candidates running for the open Board positions. The 4 candidates, Lauryne Gentzler, Tony Congi, Jim Sandrin and Chuck Bolejack participated in a Q and A from the Board and homeowners attending.

Management Report

Chris Centuori of AHOME reviewed Board’s actions of 2009. Chris also discussed the effect of bankruptcy on community finances and cautioned the Board to be aware and monitor the foreclosure situation here in North Ranch.

New Business

- *After discussion, a motion to reset pool heater thermostat in the North Pool to 85 with the South Pool temp to remain at 82, with no change in hours of operation passed by a vote of 4 – 1.
- *After discussion a motion to approve CPA Todd Lundering to prepare North Ranch’s 2009 tax return and compilation for a cost of \$1000.00 - \$1500.00 passed by a vote of 5 – 0.
- *After discussion, a motion to modify ARC Guidelines Article III, Section 1.1.C passed by a vote of 5 – 0.
- * A motion to accept the minutes of the November 25, 2009 BOD meeting passed by a vote of 5 – 0.

Monthly Financial Report as of November 30, 2009

Income Assessment	36,439.00
Other income	8,105.47
Total Income	44,544.47
Expenses	24,843.53
Net +/-	19,700.94

Adjournment 7:55 PM

**NOTICE OF
MEETING OF THE
NRCA BOARD OF
DIRECTORS
02/16/2010
6:00 PM
NANINI LIBRARY**

Flea Market Garage Sales

Frequent “Flea Market” garage sales are prohibited under the governing documents. Need a copy of the NR Rules?

Call 624-4404 or go to www.nrcatucson.com

GET INVOLVED JOIN A COMMITTEE!

Many NRCA committees desperately need help from volunteers.

Several committees including the Rules, Walls, Streets and Lighting Committees have little or no

help other than the Chair.

If you would like to join a committee call 624-4404 or email the mgmt. company or committee Chair.



FROM THE EDITOR: DIRECTOR BILL SCHIRMER

1. PARKING PERMITS-

Because there MAY have been some misunderstanding at the Annual meeting regarding this item, I want to clear it up--

Under our North Ranch Rules-Approved in March 2009-Section 1.3 GUEST PARKING--Temporary street parking on a limited basis by guests, or invitees will not be considered a violation if the resident has obtained a parking permit from the Management Company. Guest parking is restricted to a space in front of the host resident's house with the least inconvenience to neighbors. A parking permit may be obtained from the Management Company during regular business hours for up to 10-day period.

The permit is NOT a written document placed on the vehicle. The request is a verbal one. MY advice is to send an E-mail or call requesting the permit and get a reply show-

ing the approval.

2. ANNUAL AUDIT---- FINANCIAL RECORDS

Homeowners are concerns about why we have an annual audit and how can they look at any of the Financial Records maintained.

Under the Arizona Statute 33-1810-BOARD OF DIRECTORS--ANNUAL AUDIT--Unless any provision in the planned community documents requires an annual audit by a CPA, the BOD shall provide for an annual financial audit, review or compilation of the ASSN. The audit, review or compilation shall be completed no later than 180 days after the end of the ASSN year and shall be made available upon request to the members within 30 days after its completion.

Under Arizona Statute 33-1805 --ASSN Financial and other Records-- Under this Statute, any member can makes an appointment in writing to

examine ASSN records where they are maintained and can obtain copies of records at a small fee. The ASSN has 10 days to fill the request. Certain records may be not be made available as they are confidential.

All of these Statutes are cited on our WEB-SITE for more explanation.

3. HOMEOWNERS' WARNING-- HOT WATER TANK EXPLODING

Several of my North Ranch neighbors told me recently their HOT WATER TANKS exploded. After they were replaced, they were told about every 3 months to drain off from the bottom of the tank a small amount of water to remove any sediment. This reduces the chance of explosion.

BILL SCHIRMER, DIRECTOR-EDITOR

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 Rottweiler: 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.



HELP CATCH THE SKY RANCH TRAIL SAGUARO CACTUS VANDAL

Vandals have struck again in the common area on Sky Ranch Trail, tossing a small saguaro cactus into the drainage passageway. The NRCA needs the help of Owners and resident tenants

to stop the vandalism. Anyone with information on who may be vandalizing the common area should call 911 and the mgmt. company at 624-4404. Thank you.

SMILEY FACE VANDAL ARRESTED.

Information compiled by Owners, Security and Mgmt. led to the swift arrest of a vandal who burned holes in the recently repaired playground cover near the big pool.

On 1/30/2010 a "person of interest" was spotted by the security guard who notified the NRCA manager Chris Centuori. The "person of interest" then admitted to the manager that he was indeed the Smiley Face Arson Vandal and was promptly arrested by Pima County Sheriffs. The NRCA has ZERO TOLERANCE for vandalism.

Thank you all who got involved!

Records Request

If any Member would like to examine records of the NRCA please contact the mgmt. company at 624-4404.

An Association Records Request form is also available via email.

Call 624-4404 or email the mgmt. company for more information. Thank you!



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.

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