



# North Ranch Round Up

## Large Pool Deck Beautifully Refurbished

### NOTICE OF MEETING OF THE NRCA BOD

**Thursday**

**February 24th**

**6:30 PM**

**Nanini Library**

**Questions?**

**Call**

**624-4404**

**See you there!!!**



Not many years ago the Association installed a product commonly referred to as “kool-deck” on the concrete surfaces around the pools, in the recreational facilities. The “kool-deck,” which cost about \$40,000.00 quickly began to deteriorate and delaminate.

The original contract unfortunately did not warrant against delaminating, which began to occur shortly after installation.

The new deck materials are polymer based and are covered under a warranty for five years, and costs \$10,000.00

North Ranchers are invited to visit the big pool and check

out the beautiful new decking.

For more information on the deck repairs read President Dan Jones' Message on page three of the Round Up.

### More Pool News

Several other repairs are occurring around the pool area in preparation for the busy swimming season.

- Sand changes have been completed at the small pool for both the spa and pool.
- A new pump motor was installed at the small pool.
- Sand changes and a tune up to all pool equipment is scheduled for the big pool.
- New railsox will be installed at all pools and spas where needed.
- The Strapping Committee has been busy inspecting

and repairing all the chaise lounges at the pools.

- Dead palm tree removed at big pool.
- Ten new deck chairs purchased for small pool.

If you have any questions about the pool improvements please call 624-4404.

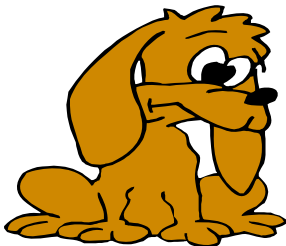
## THANK YOU

**BILL SCHIRMER FOR YOUR YEARS OF SERVICE TO YOUR NORTH RANCH NEIGHBORS!**

### Help Save \$\$\$ for North Ranch: Take the Round Up Online!

Did you know the Round Up is available online with more details, more information and more news than the printed version?

Opting out of the printed version of the Round Up and viewing it online at [www.nrcatucson.com](http://www.nrcatucson.com) is a great way to save money for all owners and get much more North Ranch news than what can fit in print. Call 520-624-4404 to opt out. Thank you!



### AVOID HEFTY FINES!

PICK UP AFTER YOUR PETS. PLEASE DO NOT ALLOW YOUR PETS TO ROAM UNLEASHED.

## Vehicles Must Be Parked in Garages or Driveways NOT in Yards



Some North Ranch residents are getting violation notices and window stickers for parking their vehi-

cles in their yard.

Did you know that if your vehicle is parked partly on your driveway and partly in your yard it is a violation of the governing documents?

No owners are exempt from this rule. Even the Community Manager and Board Members may receive notices or stickers for improv-

erly parked vehicles. Everyone can make a mistake but many are still not aware of the rules, and many are not aware that parking permits are available for guests or emergencies.

The rules are provided to all owners and are made available as a courtesy via the web [nrcatucson.com](http://nrcatucson.com).



## Mark Wurz Elected to Board

New homeowner Mark Wurz was elected to the NRCA Board of Directors by a wide margin, over incumbent Bill Schirmer and homeowner Alie Howland.

Mark's experience on Association board's is expected to be an asset to the community in help-

ing to maintain the high standards North Ranchers have come to expect.

Mark distributed almost 300 flyers around the community, which contributed to his election victory and attended the Novem-

ber 2010 meeting with the homeowners.

**Congratulations Mark!**

**Thank you Alie and Bill for running for the 2011 NRCA Board of Directors.**

## December Board Meeting Minutes 12/28/2010

### Call to Order:

The meeting was called to order at 6:30 PM

### Roll Call:

President Earl Washington - Present

Vice President Tony Congi - Present

Treasurer Bill Schirmer - Absent

Director Dan Jones - Absent

Director Lauryne Gentzler - Present

Director Jim Sandrin - Present

Director Zack Blair - Present

### Management Report:

The Community Manager reported that vandals had been arrested related to December 22<sup>nd</sup>, 2010 property damage and that the security cameras and community involvement were important in the investigation, and that new furniture had been installed at the pools.

### BOD candidates for 2011:

Bill Schirmer, Mark Wurz were announced as candidates for the 2011 Board of Directors. Mark Wurz attended the meeting and answered questions from homeowners and directors. Note: Homeowner Alie Howland is also on the 2011 ballot.

### New Business:

Motion made and seconded to approve a Wash Cleanup Proposal for Sky Ridge Loop and Mesa Ridge Trail from Desert Rose. Motion carried unanimously.

Motion made and seconded to approve a new irrigation system proposal from Chula Vista for the common area at Thundercloud Loop. Motion carried unanimously.

Motion made and seconded to ratify Completed Desert Rose Wash Project for Desert Bend Loop previously approved via email. Motion carried unanimously.

Motion made and seconded to approve a 2010 Tax Return Proposal from Todd Lundering CPA. Motion carried unanimously.

Motion made and seconded to approve the Nov 23, 2010 BOD meeting minutes. Motion carried unanimously.

Motion made and seconded to renew the NRCA Insurance Policy with the Mahoney Group provided the coverage has not changed. Motion carried unanimously.

### Discussion:

NRCA procedure/policy for contract terminations - The Board discussed the procedure for contract terminations. It was noted that even though most contracts have a 30 day termination requirement procedures for contract terminations vary according to contractual obligations of respective contracts.

### Monthly Financial Report for November 2010:

Income - \$47,606.90

Expenses \$26,452.74

Plus/Minus \$21,154.16

The Community Manager reminded homeowners that Association financials were available for review by request.

### Homeowner Comments:

Homeowner Celina Stein complimented the Association for the good conditions of the common areas and recreational facilities.

### Adjournment:

Motion made and seconded to adjourn the meeting at 7:40 PM. Motion carried unanimously.

**The 2011 NRCA Election was a HUGE success with excellent participation.**

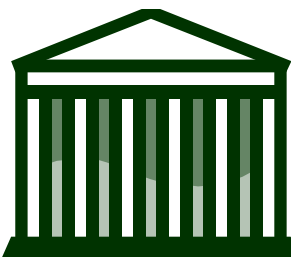
**Thank you Bill Schirmer,**

**Mark Wurz and Alie Howland for running.**

**Committees NEED volunteers badly.**

**If you would like to join a committee please contact the NRCA at 520-624-4404 or by email at**

**chris@azhomellc.com**



**Did you know NRCA financial reports are available to Members?**

**DON'T GET A PARKING STICKER! REQUEST A PARKING PERMIT INSTEAD**

Call 520-624-4404 or email

kim@azhomellc.com during business hours if you need a guest permit. Thank you!

## North Ranch Residents Who Care - TJ Valenzuela

A resident of North Ranch for almost 20 years, TJ Valenzuela of Thundercloud Loop is one of the unsung heroes of the community, a family man who works long hours yet takes some time from his busy schedule to help out neighbors.

TJ was the first to help neighbors who were victimized by vandalism around the holidays.

TJ quickly contacted the Community Manager and Security Committee to alert them of what had transpired.

This is normal for TJ as he watches over Thundercloud Loop, Cactus Canyon Pass like a hawk.

TJ and his wife regularly walk the back trails, reporting any irregularities to the Association.

It is safe to say that TJ's helpful eye has saved the Association quite a bit of money as he is always reporting landscaping and irrigation problems as well as security issues.

TJ is a member of the North Ranch Anti Crime Watch.

Thank you TJ for your help in making North Ranch a better place to live!

**If you would like to join the Anti Crime Watch please call 520-624-4404.**

## President's Message - Large Pool Refurbishing

As most folks observed the top coat (Kool Deck) was coming loose from the underlayment and causing large areas of the original concrete showing through. This caused additional problems as water and cold weather pushed more of the kool deck up off the base. A second problem was the crusty ridges could catch a toe causing a fall or a cut foot to some of our swimmers.

The Pool Committee began research to find a contractor to patch and correct the problem. The manufacture of Kool deck was contacted and a request was made for a list of recommended Tucson pool repair contractors. The manufacturer gave only one local reference and four out of Phoenix. The Phoenix companies were not receptive to coming down even for a bid proposal as they felt the travel time cost would take them out of any competitive bidding.

The local company (Valley Oasis Pools) was contacted and visited out site and inspected the problems. Their representative suggested the removal of the old decking and a new Acrylic product be used. This would involve a patch area of about 500 S sq. ft. at the north end of the pool. He said that replacing the surface with Kool deck would only carry a warranty of 2 years and the new Acrylic product would have a warranty of 5 years with a much longer potential in their company's experience. Valley has been in this business for 14 years. The texture and color of the new product would not match the present deck material. The cost was less than the money we had paid some 4 or 5 years back for the Kool deck repair. The committee felt that patching the area would not enhance the deck and by re-surfacing the entire pool apron it would reduce a patch quilt look. This Proposal was presented to the NR BOD and a confirmed contract was executed..

Work by Valley Oasis began on 10 February with a completion date of 19 February, weather permitting. While the pool is shut down the re-strapping crew of Staler, McClintock, Bolejack, Gardner, Sandrin and are busy fixing the lounge chairs to be ready for the summer season.

Some things of interest we were told during the evaluation process:

Most of the pool repair companies are pushing the acrylic surface products.

The Kool Deck product has had to have some chemical changes in past few years due to government regulations which affects the longevity .

The new acrylic product will have less depth variation in its surface and therefore will feel hotter to the bare foot. This comfort level is affected by the color of the surface as well as the surface variation. It will still be cooler than concrete.

### Small Pool Deck Surface

The deck at the small pool while discolored does not have the de-lamination on the surface we have at the large pool. It was determined that we should wait until next year and review our experience with the large pool deck before proceeding with its replacement.

## Your NRCA Board of Directors

### President

Dan Jones - ARC Committee, Finance Committee, Streets & Lighting Committee, Pools, Tennis & Recreation Committee.

### Vice President

Tony Congi - ARC Committee, Finance Committee, Rules/Bylaws Committee Chair, Streets & Lighting

Committee, Landscape Committee Chair, Security Committee Chair.

### Treasurer

Earl Washington -Finance Committee Chair, ARC Committee Chair.

### Director

Lauryne Gentzler - Security Committee. Newsletter Editor

### Director

Dr. James Sandrin - Pools, Tennis & Recreation Committee Chair.

### Director

Zack Blair - Streets & Lighting Committee.

### Director

Mark Wurz



### Killer Bees Removed From Ironwood 3 Common Area

With the warming weather Africanized Killer Bees will be looking for places to build their hives.

An enormous hive and honeycomb was discovered in a concrete embankment.

Owners suspecting an infestations of killer bees in the common area are asked to call the Community Manager as soon as possible at 624-4404 or 784-9963.

Thank you.

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



Spring is nature's way of saying, "Let's party!" ~Robin Williams

Spring makes its own statement, so loud and clear that the gardener seems to be only one of the instruments, not the composer. ~Geoffrey B. Charlesworth

Hee that is in a towne in May loseth his spring. ~George Herbert

# **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.**