

The Round Up

Jan/Feb 2008

Board of Directors

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RESIDENTS DRIVE OVER WET COATING

Street Repairs Underway

Major asphalt repairs were recently completed and seal coating is now underway. Cracked flow lines in several subdivisions were pulverized and new asphalt was put in.

The total price of the job will be about \$133,000. This is much less than anticipated as the proposal from ACE Asphalt gave the NRCA the most "bang for the buck." Other bids ranged from 285k to over 400k.

Catalina 1 will not be affected by the current round of road work. That subdivision is slated to be the first in the community to get completely new streets some time in 2009 or 2010.

With street repairs in full swing the deplorable condition of Pima County Owned Cactus Canyon Pass is becoming more obvious.

Homeowners Doug Knox and Harold Westberg worked hard in 2007 to get the county's attention about the road. Speed tables were proposed.

As of today the county has done nothing to curb the speeding or repair the

Residents Go For Wild Ride on Wet Seal Coating

An Ironwood 2 renter removed the barricades and drove a U-Haul over fresh seal coating despite warnings from a concerned homeowner. The renter told the homeowner that he "had to do what he had to do."

In Moon Ridge four residents (two renters and two homeowners) drove over wet seal coating. One pulled into a neighbor's driveway, staining it with black tire marks.

Stunned asphalt workers told of a "crazy woman" doing a complete "lap" of Moon Ridge, even going off road into the common area sand as if it were Daytona Beach.

Landlords—not the NRCA, are responsible for notifying tenants of community rules and repair schedules.

While only a tiny minority of residents are causing problems, the NRCA may charge those responsible for any damages in accordance with the CC&Rs.

Qwest Tags, Rips Up NR Streets With Machines

Communications giant Qwest is tagging NR streets with spray paint and digging to repair lines. The timing of Qwest's so-called emergency repairs could not be worse with seal coating underway. The NRCA intends to hold Qwest and their contractors accountable for any possible damages to the streets.

COUNTY RESPONSIBLE FOR CACTUS CANYON

badly cracked road. The county bureaucrats did nothing to reduce the speeds on nearby Linda Vista until a few high school students got run over.

Hopefully the county will act before somebody gets run over and killed. Fixing the cracks would be a good start in making the road safer.

NR residents may consider contacting Pima County to voice their concerns

COUNTY CONTACTS

Pima County DOT
201 N Stone Ave 3F
Tucson, AZ 85701-1207
Tel. 740-6410
Fax. 620-1933

Supervisor Ann Day
Pima County Board of Supervisors
130 W Congress, 11F
Tucson, AZ 85701
Tel. 740-2738
Fax. 740-8489
Email.
Ann.Day@pima.gov

SCHIRMER, HILGER, HOLLY WIN BOARD ELECTIONS

Board Members Elected

Nobody challenged the three incumbent board members in the 2008 elections. Ben Hilger, Mike Holly and Bill Schirmer were elected to the board for new three year terms. New officer positions were also appointed by the board. Congratulations Ben, Mike and Bill!

Reserve Study In

For the first time ever a real reserve study was done. A copy of the reserve study is available for any homeowner and is on the community website.

According to the results of the reserve study no special assessment is needed at this time but the NRCA will have to do some minor "belt-tightening" to remain financial secure.

Tennis Court Lights Replaced

All the tennis court lights were replaced this month. Replacing them all at once will save the NRCA money as the cost of a lift is the same whether 1 or 12 bulbs are replaced.

Water and Electricity Bills Reduced Greatly

Repaired irrigation and energy conservation is leading to lower utility bills. Only the gas bill (over \$6000 for Jan) went up compared to one year ago. The gas bill heats the pools.

New Cameras At Pool

The south pool now has a new 8 channel security camera system. The cameras will record everything in the pool area and Ramada and should help thwart crimes.

Problems with mail boxes??

My box would not open recently because the lock or key was worn.

I Contacted the P.O. where if I wanted them to fix it, I had to fill out a form and then pay \$40.00. Ace Hardware sells new locks for \$4.95 with a new key.

I had a new key made from my wife's key and it works ok so far. Hope this help someone.

Bill Schirmer, Editor

Breakfast

Schedule:

Feb 2nd

March 1st

April 5th

9:00 AM at Pool

LANDSCAPE COMMITTEE NEWS

Enclosed is my report of the Landscaping meeting we had January 10TH, 10:00 AM at the South Pool. Present were Tony Congi, Sande Schirmer, Harry Resnick (Chair), and Chris Centuori, (AHOME Manager). A quorum was present. Three of the four committee members were present at this meeting.

- Three Cactus Canyon Pass corner projects were reviewed. They were to relieve the grass maintenance problem on slopes with water run of into the street. The contracts replaced the grass with bushes and decorative

rocks. The three contracts were put on hold and will not come to the board for approval at this time.

- Another project beautifies the area on desert Bend Loop North and south of the North Pool. It consist of adding new decorative rocks and bushes. This project is waiting for bids from other vendors.

- We discussed our Lawn Status which didn't have the usual winter rye grass planted in order to remove weeds. In addition to not planting winter rye grass we applied barely enough water

to keep the grass alive. This kind of treatment should reduce the weeds. We'll know how successful we are when the water gets fully turned on in a couple of months.

- Two young trees on Cactus Canyon Pass will be removed at a cost of \$200. The trees are within inches of the wall and pose a hazard to the wall as they mature. The location of the trees are diagonally across the street from the South Pool.

Harry Resnick Chair

NORTH RANCH COMMUNITY ASSOCIATION
11 November 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 - Absent

Announcements

President Resnick announced that Treasurer Schirmer and Directors Holly and Hilger are up for reelection. It was announced that Bill Schirmer would head the nominating committee.

New Business

- A **motion** to elect Tony Congi as NRCA Vice President passed unanimously.
- A **motion** to approve the minutes from the 10/23/07 board meeting passed unanimously.
- A **motion** to increase 2008 monthly assessments by 5% to \$57.60 passed unanimously.
- A **motion** to add the words *recreational areas* to the North Ranch Rules passed unanimously.
- A **motion** to increase expenditures for security cameras by \$1500.00 passed unanimously.

Financial Report:

Treasurer Schirmer reported a budget had been completed for 2008 and that the 2006 audit had been completed. Treasurer Schirmer reminded homeowners that all NRCA financial documents are available for viewing by any NRCA Member.

October Financials as reported by Treasurer Schirmer:

Monthly Income	\$39,736	Total Income	\$412,970
Monthly Expenses	\$44,044	Total Expenses	\$334,906
Net Monthly Profit	(\$4308)	Total Profit	\$78,064

Homeowner Comments: Four homeowners attended the meeting.

Adjournment:

A **motion** to adjourn passed unanimously at 7:15 PM

NRCA Fast Fact
Financial Info
About the NRCA is
Available to
Homeowners.
Call 624-4404 For
More Information

North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

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

www.nrcatucson.com



A few homeowners are still sending their monthly dues checks to wrong addresses. All payments to the association should be sent to:

NORTH RANCH COA

P.O. BOX 61983

PHOENIX, AZ 85082

Or pay online at

[Www.cabanc.com](http://www.cabanc.com)

The North Ranch Round Up is mailed to residents by request only. If you would like to receive the printed Round Up call 624-4404. More news about our community is available online at www.nrcatucson.com