

# The Round Up

January 2009

## Board of Directors

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

### Vice President

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

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### 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  
mholly-  
wood662000@yahoo.com

### Director

Dan Jones - 579-1371  
katndan2@comcast.net

## 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

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

## COMMUNITY ACTION LEADS TO ARRESTS

Vigilance led to the arrests of two Mt. View High School students related to "eggings" of NR homes. The "eggings" have plagued the community for almost 90 days. The attacks have mainly occurred on Sky Ranch Trail, Wind-walker Trail, Pepperwood Loop and Desert Ranch Trail.

At first cars and property were targeted, then people. Damage estimates to property may be in the thousands.

Following the initial vandalism residents contacted the manager Chris Centuori and Security Committee Chair Tony Congi. Homeowners were encouraged to call 911 at any sign of vandalism. The victims communicated and shared info via email and the community website reported the crime. As a result, the sheriff's increased their squad car

patrols of the area on Friday and Saturday nights.

A group of residents in Ironwood IV were especially active in pursuit of the vandals. Manager Centuori and other residents conducted random Egg Patrols during high risk periods. A lot of anecdotal information including vehicle identification was collected during the *intelligence operations*, but no egg thrower was caught. That changed on the night of 1/31/09.

At about 9:00 the doorbell rang at a home owned by an Iraq war vet. When the homeowner opened the door he saw white projectiles coming at him at great speed from the street. The Iraq war vet and his wife, active in the NR Anti-Crime Team were prepared for the vandalism and called 911.

The Iraq war vet spotted the vandals in the street

and chased them down a walking path behind Sky Ranch Trail with a flashlight. A squad car quickly arrived and cut off the vandals at Oasis Rd. The vandals were promptly arrested and booked on criminal damage charges.

Several residents in NR and neighboring North Star Estates, who were victimized by the egg throwers are contacting the Pima County Sheriff to link the cases.

The case # for the arrests is 090131357. If your property has been egged please call 911 and ask the Sheriff to link your cases to the number above.

If you need assistance or more information please contact the NRCA Manager Chris Centuori at 784-9963 or [chris@azhomellc.com](mailto:chris@azhomellc.com)

## MESSAGE FROM NRCA PRESIDENT BILL SCHIRMER

### TO ALL HOMEOWNERS:

I am proud to be your new President. The Board and I will do whatever we can to make North Ranch better. With that thought in mind--Most of the time we ONLY hear from Homeowners when they have a problem. We want to know when you have a

problem!! However, that is NOT the ONLY time we want to hear from you.

Why not GET involved to help PREVENT problems!!!

We have lots to do. You can help. You can join a committee, become a

Board member, send input to the Board or any member, or send messages to our Website.

WHEN ARE YOU GOING TO GET INVOLVED?????

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

**NOTICE OF  
BOARD MEETING  
THURSDAY  
FEBRUARY 26TH  
6:30 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.

## PIMA COUNTY ANIMAL LAWS AND NORTH RANCH

NR residents are by and large very responsible animal owners. A few permit their pets to be a nuisance for their neighbors. The NRCA is limited by the governing documents and state law in enforcing compliance issues involving animals.

Instead, the NRCA has had good success by working with Pima Animal Control and the Pima County Sheriff's Dept on this issue. Below are some basic animal laws for Pima County.

- **Rabies Vaccinations**- Any dog four months or older must be vaccinated against rabies.
- **Dog License** - Any dog four months or older must have a current Pima County License. The license must be affixed to a collar and should be worn at all times.
- **Leash Law** - Your dog must be kept confined to your home or property, either inside the home or within an enclosed yard of area on your property. When you take your dog outside of its confined are, it must be restrained on a leash no longer than 6 feet in length.
- **Animal Bites** - All animal bites must be reported to Pima Animal Control. All biting animals must be quarantined.
- **Cruelty** - It is illegal to inflict cruelty on an animal
- **Waste** - You must pick up after your dog immediately while on public property. On your private property all waste must be cleaned up within 72 hrs.
- **Noise** - It is illegal to permit an animal to howl, bark, meow or make other sounds frequently or for a continuous duration.

**What to do about a dog that won't stop barking:**

If the barking occurs after 10:00 PM call 911, ask for a deputy to make contact. The dog owner may be cited for disturbing the peace. Then call Pima Animal Control at 243-5900. Also report it to the NRCA manager at 784-9963 or [chris@azhomellc.com](mailto:chris@azhomellc.com)

If a dog won't stop barking during the day check to see if the dog is being neglected. If you think the dog is being neglected or left outside in the heat contact Pima Animal Control at 243-5900 and file a report. Also contact the NRCA manager after calling Pima Animal Control. **The NRCA has limited authority on animal issues. Working together with Pima Animal Control and the Sheriff's produce the best results.**

**Dog Waste In The Common Areas:**

Dog owners must pick up after their dogs in the common areas to avoid penalties. The garbage container behind the tennis court IS NOT a public receptacle for dog waste.

## LETTERS GOING OUT TO LOT OWNERS WITH WEEDS

Winter weeds are here! Applying a pre-emergent before the weeds arrive is the best way to control them. Pulling or spraying them with weed killer will get rid of them. The NRCA will be sending out a lot of violation letters for weeds in February and March.

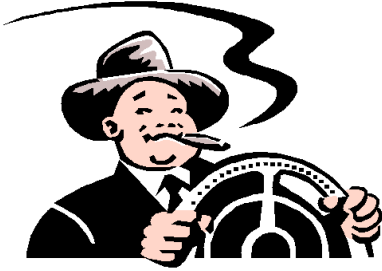
**(FROM THE NORTH RANCH RULES)**

**WEEDS**

- 4.2. **Weeds, Plant Growth and Dead Foliage** – Removal of excessive weeds, including but not limited to lawn grass that exceeds six (6) inches in height, excessive weed growth, dead plants or dead trees etc. Failure to comply is a violation and subject to fines and penalties.

Residents who are unable to keep up their lots due to illness or disability are encouraged to contact the NRCA Manager Chris Centuori (784-9963) to receive voluntary assistance from the North Ranch Good Neighbor program.

## SUBMIT AN ARC FORM FOR ALL IMPROVEMENTS



For 49 years I worked hard at the Hormel plant in MN. Mrs. Homeowner and I lived in an apartment. We didn't know about associations. After I retired to North Ranch I learned the ropes like a lot of new homeowners. When I painted my front door Minnesota Viking purple, my old neighbor Claude Hopper was there to offer guidance. I didn't know about approved colors and the like, after all, I never lived in an association....we didn't have any in Minnesota, only unions.

My new neighbor Vin Agar is a young fellow who works hard at the local missile factory making various and sundry devices to help keep us safe in our North Ranch homes. With all of his loud gadgets and inventions Vin is very popular with the kids, especially on the 4th of July!

When Vin started building a

pool in his yard I offered to help him fill out the online ARC form to make it legal with the NRCA. Being an independent type, Vin told me "thanks, but no thanks." Not one to intrude I retreated to my North Ranch home, turned on my DVD set and watched Mannix; The best detective in the business, even better than Steve Magarret!

I understand Vin's attitude. Many years ago I was the same way with my boss. If he told me put 30 pounds of garlic powder in a vat of chili, I put in 32 because it tasted better. I did things my own way and hey...that's what makes America great...independent thinking!

Now don't get me wrong. I am an avid swimmer. You can see me at the North Pool with my friends almost every day. I even used to be a member of the Polar Bear Club in MN. Yes, cold, warm or hot, I just LOVE the water!

Nevertheless, the rules help make this a great place to live, and they are quite reasonable. The board, ARC committee and management company are also flexible and understanding of individual situations. Mrs. Homeowner had no problem getting a parking permit when

cousin Ethel visited from the old country. The gals were so pleased they gave the manager cabbage rolls.

The NRCA manager does walk-a-bouts on foot. It didn't take long for them to spot a big hole in the common wall behind Vin's house, where the heavy equipment was working on the unauthorized pool. Poor Vin, ever the stubborn one, made rude gestures and told the manager to "buzz off." Big mistake.

The association levied heavy fines against Vin's lot and he had to pay. Mrs. Agar was livid because they had to pay fines with the money they were saving for a new dishwasher to replace the old, broken down GE installed by the builder in 1989. Poor Vin is in the doghouse. I felt so bad for Vin I brought him some Vienna sausages.

It is so easy to get ARC approval for projects from the association. Routine projects are approved in 24 hours!

**If you are planning an external repair or project submit an ARC form, if you know what is good for 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 Rottweiler: Call Animal Control 243-5900

Need ARC Approval? Call AHOME 784-9963

### It's a Fact!

**ARC APPROVAL  
REQUIRED FOR ALL  
EXTERIOR  
IMPROVEMENTS**

#### Source:

**Governing Docs and  
"Fast Facts Fast FAQ"**

### 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 an 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!

## CHILDREN PERMITTED TO PLAY IN STREETS PER LAW

Upcoming warm weather means more children will be playing outdoors. Every year at that time the NRCA receives a few complaints about kids playing in the private streets of North Ranch. Unless common property is being damaged the association has no jurisdiction over children playing in the streets. In fact, Arizona law prohibits any restrictions on chil-

dren playing in the private streets of North Ranch or any other community with a speed limit of less than 25 mph.

**ARS 33-1808 : (E). Notwithstanding any provision in the community documents, an association shall not prohibit children who reside in the planned community from engaging in recreational activity on residential roadways that are under the jurisdiction**

**of the association and on which the posted speed limit is twenty-five miles per hour or less.**

Homeowners who feel neighboring children are a nuisance are encouraged to consider speaking directly with the parents of the offending children and not involve the association.



## **North Ranch COA**

P.O. Box 85160  
Tucson, AZ 85754

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

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

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## **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)

**GET INVOLVED! WRITE AN ARTICLE FOR THE ROUND UP!  
CALL 784-9963 TO SUBMIT AN ARTICLE.**