



# North Ranch Round Up

## Cameras Do It Again: Holiday Vandals Arrested!

### NOTICE OF MEETING OF THE MEMBERS

Wednesday

January 26th, 2011

6:00 PM

Oro Valley Library

Questions?

Call

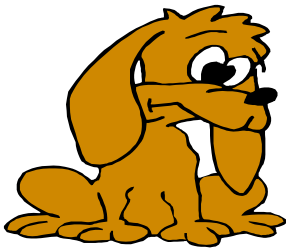
624-4404

See you there!!!

### 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.

North Ranchers kept a stiff upper lip as rock hurling youths ran amok during 15 minutes of terror on The Night Before The Night Before Christmas.

Thankfully nobody was injured in the vicious attacks against well kept homes in the , Catalina Vistas 1, Ironwood Canyon II and Mood Ridge subdivisions.

On Wednesday December 22nd between 8pm and 9pm three North Ranch homes had windows broken by heavy river rocks. One home was hit twice during one of most harrowing incidents in the community's history, much worse than even the serial shower head vandal of 2008.

At least seven squad cars patrolled the community looking for the vandals.

Security Committee members, concerned owners and the Community Manager marched through the drainage passageways with flashlights looking for the vandals and clues in an effort to assist law enforcement. Residents on majestic Thundercloud Loop called the Community Manager as late as 11:30 to voice support for security actions in solidarity against criminals.

NRCA security video captured images of two youths loitering around the big pool area around 8:12 pm. A few

minutes later a young couple arrived and met up with the youths and let them into the pool area. Video later showed the youths leaving the pool area unsupervised and heading toward Canyon Flower Trail, an area which was hit by the vandals.

Security Committee Chair Tony Congi and the Community Manager reviewed the pool key system and security video and notified the key holder of the activity. The key holder questioned one of the youths involved. The youth confessed to the vandalism and was taken to the police station.

Both youths are not North Ranch residents but were visiting a resident. The residents have taken full responsibility for the actions of the visiting youths and are assisting the NRCA in securing an address of the main attacker so the youth may be officially trespassed by the community, and kept away from North Ranch.

The main attacker, a youth with a long criminal history, denied being on North Ranch property. The youth's parent also lied to law enforcement, saying the youth was with her on the night of the attacks. Video footage from the big pool showing the main attacker on the property the night of the attacks was turned in to the police.

Here is a timeline of the mayhem:

8:00 Youths leave a Moon Ridge home unsupervised and head towards

**Had the cameras not been installed in North Ranch in 2008 the main attacker would not have been brought to justice.**

the pool.

8:05 The two youths throw a river rock through a window of a house on Thundercloud Loop

8:12 The youths arrive at the pool

8:13 The youths meet up with party and swim at big pool.

8:50 Youths leave pool area and head down Canyon Flower Trail, break window along the way.

8:55 Youths toss another rock through the same house they hit earlier on Thundercloud Loop.

8:57 Youths smash window of a house on Sky Ridge Place and return to their home.

Indictments are forthcoming and full restitution paid to the frightened victims is expected.

This is another example of the effectiveness of community involvement and the NRCA security apparatus. If anyone would like to get involved with the NRCA Security Committee please contact the Association.

## Wash Clean Up a HUGE Success



Money saving contracts with Ivan's Landscaping and Desert Rose Landscaping have turned the washes, once a haven for rats and hobos, into veritable parks! The project began Thanksgiving Day and is 95% completed at

press time.

The Board approved project was bid at an estimated savings of \$40,000.00 compared to wash clean ups in the past.

Owners have overwhelmingly voiced support of the project which has greatly reduced the fire hazards and added curb appeal.

Amazingly the project was halted for one day after confused county officials received a complaint from an owner who didn't want the washes cleaned. The county

initially said that the washes were publicly owned and that their own assessor plat records were wrong, but changed their mind after a lengthy conference call with the Community Manager and Director Tony Congi.

The Community Manager, Congi and Director Earl Washington are investigating whether or not the Association is owed a tax refund after paying property taxes on washes for 20 years that the county official believed were publicly owned.



## Alie Howland

Page 2



My name is Alie Howland. I'm a native Arizona woman. I've lived in North Ranch for nine years. I have a B.S. in Nursing. I started my career nineteen years ago specializing in Pediatrics.

I currently work part-time at University Medical Center hospital in all woman and children areas. Six different departments to be exact!

My passion in life is helping people.

I'm married and have three school aged children. I have very active children in sports. I've worked as a team player, leader, and a mentor throughout my career.

I also, have participated on a previous charter school board as a Vice President and helped with many fundraising events

to financially benefit the school. I've assisted in running a small business.

As a woman of many hats I would love the opportunity to be involved in making North Ranch a safe, and desirable place that we all call " home." I do care about our community.

So vote for me!



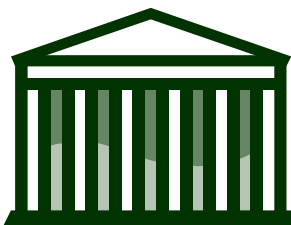
**It is important for ALL North Ranch owner's to cast their vote for one (1) candidate to help the NRCA attain a quorum.**

**Directors serve on the Board for three (3) years.**

**THANK YOU ALIE, BILL AND MARK FOR STEPPING UP TO SERVE YOUR COMMUNITY!**

**For more information about the candidates go to**

**[www.nrcaucson.com!](http://www.nrcaucson.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](mailto:kim@azhomellc.com) during business hours if you need a guest permit. Thank you!

## Bill Schirmer

My name is Bill Schirmer.

My wife, Sandra and I have lived in North Ranch since 1992. Since then, we have been on the Wall Committee together. She has been on the Landscaping Committee and the Arc Committee.

I have been on the Finance Committee, Rules Committee, Bylaws Committee, Editor Committee, and Streets and Lighting Committee. I have held various Officer's positions on the Board during my 6 years, including, President and Treasurer. Presently, I am Treasurer and Editor.

I graduated with an Accounting Degree and for a few years was the Controller for 2 small companies. In 1962 I started a career with the Federal Government in the Treasury Dept. as Special Agent,

Criminal Investigator.

The investigations I conducted mainly related to drug dealers and organized crime members. After 30 years, I retired.

My experience in accounting helped me in being the Treasurer for North Ranch, and my experience with the Government, helped me in my duties as President.

I was the main Board member 3 years, ago when the Board decided to discontinue the contract with Haven Management because of questionable accounting procedures and to seek another management company. I personally interviewed 4 companies and was the main member of the Board to recommend AHOME which has been our Management company since then and in my opinion is doing a favorable job.

One of the principal reasons I had for recommending AHOME was that they agreed to collect Transfer Fees from sellers of North Ranch properties which amounted to over \$200.00 per sale.

An Audit of the prior company's records showed that over \$30,000.00 of Transfer Fees was received by them which belonged to North Ranch. Two years ago, a Newspaper article about the audit was published, disclosing the unfair accounting procedures used by Management companies regarding transfer fees.

I would like to continue my work at North Ranch with your help.

I ask for your vote.

## Mark Wurz

I would like to place my name in nomination for the North Ranch Homeowners Association board of directors.

My qualifications are derived from 35 years in the business world. As a sales representative and manager I negotiated multimillion dollar contracts and managed support staff.

I served 7 years on the Board of Directors

of the Colonial Forest HOA in Federal Way, WA, . [www.colonialforest.net](http://www.colonialforest.net) is the website for CFHOA.

I was elected to 5, one year terms as president. Our budget was \$480,000.00. We had two full time employees for the 7.5 acre condominium site.

As president I experienced the successful outcome of the integration of a manage-

ment company and the board. This experience enabled me to build consensus from multiple perspectives.

My combined experience in construction and board management make me uniquely qualified for a position on the North Ranch board of directors.

I appreciate your consideration.

## North Ranch Residents Who Care - Rose Carroll



For over 15 years one North Rancher has worked every morning, 365 days per year, to rid the community and surrounding areas of trash, tossed on the grounds by inconsiderate litter-

bugs.

Take a look around neighbors at Cactus Canyon Pass. Take a look at the trails and common areas. Take a look at the basins. North Rancher Rose Carroll walks these areas tirelessly picking up every piece of garbage she comes in contact with.

The recent major clean up project in the washes uncovered some garbage, but not very much considering the scope of the project. We can thank Rose

Carroll for that.

One has to wonder what will happen if and when Rose Carroll retires from this selfless act of kindness. Will the area become a trash heap?

You can see Rose walking the area every day from 5 to 9 am. She is easy to spot in her orange safety vest.

**If you see Rose please give her a warm North Ranch THANK YOU.**

# November 2010 Board Meeting Minutes

North Ranch Community Association  
Board of Directors Meeting  
November 23rd, 2010 6:30PM  
Oro Valley Library  
Minutes

Page 3



## Thundercloud Loop Common Area Gets New Irrigation

The NRCA approved brand new irrigation, completely covering the common area between the two entrances of Thundercloud Loop, parallel to Cactus Canyon Pass.

The work commenced just after the new year and is expected to save the NRCA money as well as provide much needed water to the stressed vegetation.

Great Job Landscaping Committee and Board!

### 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 - Present  
Director Dan Jones - Present  
Director Lauryne Gentzler - Absent  
Director Jim Sandrin - Present  
Director Zack Blair - Absent

### President's Message:

President Washington announced that Director Katie Walter has resigned from the Board.

### New Business:

Motion made and seconded to accept a proposal from Ivan's Landscaping to clean all drainage passageways and four basins. Motion carried unanimously.

Motion made and seconded to approve the 2011 Budget. Motion carried unanimously.

Motion made and seconded to purchase ten chairs from Sundrella Pool furniture for the recreation facilities. Motion carried unanimously.

Motion made and seconded to approval of Minutes from October 26<sup>th</sup>, 2010 BOD meeting. Motion carried 4 - 0 - 1. Director Schirmer abstained as he was absent from the prior meeting.

Motion made and seconded to appoint Earl Washington and Jim Sandrin to the Nominating Committee. Motion carried unanimously.

### Discussion: Pool Deck Repair Options

The Community Manager reported the delaminating pool deck surface was out of warranty. Director Jones offered to explore repair options with the assistance of the Community Manager and will report back to the Association with his findings.

### Management Report:

The Community Manager reported on repairs to the recreational area electrical systems and said that low voltage lighting was being explored to dress up entrance monuments to respective subdivisions of North Ranch.

### Monthly Financial Report:

Income - \$36,439.00      Expenses - \$25,518.89      Plus/Minus - \$21,735.35

### Homeowner Comments:

Five owners attended the meeting and participated in deliberations and discussion of new business items.

### Adjournment:

Motion made and seconded to adjourn the meeting at 7:43 PM. Motion carried unanimously.

## Your NRCA Board of Directors

### President

Earl Washington - ARC Committee, Finance Committee.

### Vice President

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

Committee Chair.

### Treasurer

Bill Schirmer

Finance Committee Chair, Newsletter Editor.

### Director

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

### Director

Lauryne Gentzler - Security Committee.

### Director

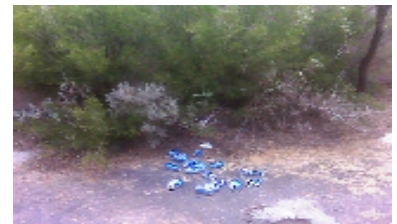
Dr. James Sandrin - Pools, Tennis & Recreation Committee.

### Director

Zack Blair - Streets & Lighting Committee



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



## Clean Washes Inhospitable To Hooligans, Drug Users, Pack Rats

The recent herculean efforts to deep clean the North Ranch washes is being universally praised by owners long-suffering from allergies and the heart-break of pack rats.

Vagabonds, ne'er-do-wells, misfits and winos who found safe harbor in the shadows of overgrowth are going away to 'greener pastures' following the job as there is simply no place to hide.

Well done, North Ranchers! Well done!

# NORTH RANCH COMMUNITY ASSOCIATION

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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.**