

# The Round Up

June 2008

## Board of Directors Contact Information

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### Director

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## Arizona Home Owner's Management Experts, LLC

PO Box 85160  
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520-792-0377 Fax  
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www.azhomellc.com

Please contact AHOME at 624-4404 to report anything in North Ranch in need of repair. Thank you!

Next Board Meeting TBA

## INCREASED SECURITY MAKES NR SAFER

Security measures implemented by the board are making North Ranch a safer place to live. Cameras at the common area and amenities have helped the NRCA take a bite out of crime.

Compared to last year bad behavior is way down at both pools. The closing of the north pool after dark at 9:00 PM has given those living near it some relief.

Residents, the mgmt. company, and volunteers from the Security Committee have contributed to at least 8 arrests in the last year for dope, vandalism, and property damage. For the first time ever vandals are paying restitution to the NRCA.

### Attn. Criminals and Hooligans: North Ranch is Watching You!

- An angry resident shakes the n. pool gate violently
- A group of youths throwing furniture in the pool
- A young couple engaging in illicit activity.

What do these three incidents have in common? They were all captured on video, leading to action.

Some NR residents are fighting crime and bad behavior with video from their own private surveillance systems. Video of dope smokers, reprobates and vandals are examples of what homeowners are regularly turning in to the Security Committee.

Under the direction of the Committee, dozens of residents now make up the North Ranch Anti-Crime Watch. Very few of them have the time to attend board meetings so they contribute by assisting security whenever and wherever they can. Thank you volunteers for making North Ranch a safer community!

Residents who wish to join the Anti-Crime Watch are asked to contact mgmt. at 624-4404.

### Raucous Board Meeting

For the first time in years

hollering could be heard at a NR board meeting. A small group of residents attempted to force the BOD to change the north pool hours, even though security measures have not yet been fully implemented.

The small group demanded the pool stay open until 11:00 PM. Board member Congi tried to explain that the pool is closed at 9:00 PM for safety reasons, and that once the area was secure the pool hours may be changed.

The group at the meeting argued that the pool should close when they want it to because they "pay their dues." Results from an online survey indicated that the loud group represented but one point of view and that an equal number of residents, or more, are willing to put safety first for a variety of reasons. The board voted 3-2 to keep the hours as is until the area is secure.

## MAN TRIES TO FORCE OPEN LOCKED N. POOL GATE



Surveillance video identified a resident shaking the padlocked north pool gate violently. The man was angry because a new guard locked the pool 30 minutes early by mistake. The resident was not out for a swim but was walking his dog. Pets are prohibited from the pool areas. The fences were repainted recently at a cost of about \$7000. Similar shaking of fences at the playground broke all the welds off. Thank you homeowners for reporting this incident and for helping to keep NR safe!

## Breakfast a Big Success

A breakfast was held in June thanks to some wonderful volunteers. Thank you Inez Ross, Jane Fisher, Judy Morgan and everybody who helped make it a big success!

## New Flagpole

A beautiful telescopic flagpole was installed just in time for the 4th of July! Handyman Extraordinaire The Amazin' Jaime Orosco did a marvelous job at removing the old concrete base and properly installing the new one. High quality flags were also purchased including an Arizona state flag.

## NRCA Fast Fact

### Nighthawks fly

around the S.

Pool every

night. Come on

down and see

the birds!

## Don't Feed Pigeons

If you are experiencing a problem with pigeons it is very important to call a bird removal service right away. Pigeon feces is very dangerous. When it dries millions of bird mites become airborne. The mites cause diseases and are similar to bedbugs. Once you have them it is hard to get rid of them. Please don't feed pigeons.

# NRCA SURVEY: SHOULD NRCA CONTINUE CLOSING N. POOL AT DARK (9 PM) UNTIL THE AREA IS SECURE?

**To Vote In The Survey Call 624-4404 Ext 115**

**As of 7/1/08 the online results are YES: 36, NO:25**

## Resident Comments:

"I have noticed **less problems** with our teenage population, since the New Board has instituted more stringent restrictions. This may have caused some incontinences to a few but it has been heaven to us older residents."

Let the Board say when the time is right. Keep up the good work, and I know the community will back you. I know that my wife and myself are starting to take more walks at night on Cactus canyon. I definitely feel safer. I use the big pool at night and I feel very safe."

"**Strange** that people living closest to the illegal activity taking place at the North Pool wouldn't want to be more supportive and allow the necessary time for things to be rectified. It's very strange! Drugs lead to guns. Guns lead to violence.... If they like that kind of action, they should move more downtown."

Residents moved here because of the pools and are **paying dues** to support them. Any changes to the pool hours should be followed with a reduction in dues.

Why is the COA pool committee **listening to a pressure group** before getting the facts? Did they check with security? I am all for keeping the small pool open later but am willing to wait a little longer for the security solutions to kick in.

I think the safety of the residents is the **top priority**. Some of the people opposed to closing at dark will not be using it because they are already asleep. Until School is back in

session or the board feels the area is safe, keep it closed at dark. Thanks and continue the good work you are doing on behalf of the "silent" homeowners here in North Ranch.

We have lived across from the North Pool for 7 years. I truly feel that most people use the North Pool at night as though it was in their backyard and "**anything goes**". I will support the NRCA in whatever their decision is. However, I feel that there will always be a problem at the North Pool for the reason I stated above.

Many people work and by the time dinner is over the pool is ready to close. Taking the kids to the pool for a good swim and play then home to a hot bath, the kids are off to sleep, and there has been some good family fun. It seems like there are always different rules for the small pool, we that live in Mesquite 1 love our small community and most of us are older but we enjoy our pool. Many of us adults love to go at night. Lets hope you can **keep it open**.

This pool was **part of the "sell"** to purchase a home here. Working people use it to relax in the later hours of the evening. It is less attended by children who need more room to play. Since the "key" problem was promised to be corrected within a few weeks provide a bit more security coverage until then. Give the pool committee's group a chance to provide coverage until key program is up again. Post "Quite Hours" signage even if temporary.

There can be no doubt the bod acted wisely in closing the small pool at dark. First of all, the small pool is very close to houses and therefore needs to have a different approach to the rules that govern its operation. Secondly, before the bod and manager took action on the small pool it was a

virtual **den of iniquity** during the late evening hours with illegal activity of every kind going on. The Sherriff was there on a regular basis, drug activity, gang activity, open sex, fighting, yelling, cars speeding by- you name it. All homeowners have a right to live peacefully. If this type of activity was going on next to any homeowner (pool or not) I'm sure it would not be tolerated. Besides, the big pool is still open for all to enjoy to 11:00, it is not so close to homes. I would like to thank the manager and the bod for all they do, not just this. They have made a real positive contribution to North Ranch.

We are paying for **ALL** of the amenities of the community. Adults who pay dues should not be penalized **because of a few kids**; maybe the rules should be changed so that **NO** unaccompanied minors can use any of the pools at any time or at least at night...

Anything to help low crime in our neighborhood. People can **use the larger pool** after dark.

As a **realtor** there is no doubt our values are going down because of this issue. We are one of the few homeowner subdivisions with this amenity, and it is of vital importance in the equity of our homes.

I read the comment from the realtor who feels that closing the small pool **for 2 hours at night** brings down the value of the community. That is pure **nonsense**. We have 2 beautiful pools and closing one for 2 hours until the board feels that it can be used safely should be the main concern, not the ability of a realtor to make a commission on the sale. This attitude is one of the main causes of our horrible economy.

# POOL HEATING COSTS SOAR - \$10,400 OVER BUDGET

**LETTER TO COMMUNITY:**

Dear North Ranch Residents:

NR is a beautiful and unique community with wonderful amenities. The pools are resort-quality, gorgeous and usable year-round.

NR is also unique in the way gas heating for pools has been managed over the years.

*In sunny Tucson, most semi-public and public pools shut down gas heaters in May and turn them on in October. NR keeps the heaters on all year long.*

*In sunny Tucson, most semi-public and public pools keep winter pool temperatures in the low 80's. NR operates pools at near therapeutic pool temperatures, in the high 80's. Temperatures have even been recorded over 90 degrees.*

\$27,000 was budgeted for natu-

ral gas to heat pools. Sharp increases in natural gas prices and inertia have created a potential budget buster in this area. The association is on pace to spend well over \$40,000 for natural gas in 2008.

A very small number of pool users with special needs use the pool as a therapeutic pool. These residents feel entitled to a hot water pool. Who can blame these folks for feeling this way? The community has provided hot water near-therapeutic pools for many years so it is no wonder some consider this a fundamental right.

For example: A resident regularly notifies the mgmt. company if/when *they believe* the pool temperature has fallen below 88 degrees, and asks when the board *voted* to lower pool temperatures.

On the flipside, some residents hate the hot water pools and

resent paying dues for pools they don't use, and refer to the hot water pools as "bathwater."

The mgmt. company urges the BOD and community to consider the long-term financial ramifications of continuing to operate the pools at near therapeutic pool temperatures on a 100% natural gas system.

To avoid a possible reduction of amenities and services in the future, we recommend consideration of a long-term conservation program and/or alternative pool heating such as solar power.

Respectfully,

Chris Centuori,  
NRCA Operations Manager.

**For Energy Saving Tips go to [www.tep.com/green](http://www.tep.com/green)**

**Help Lines:**

My neighbor leaves dirty diapers in the yard. Call DEQ 740-3340

Building Permits: Call 740-6510

My neighbor is a drug dealer: Call 911

I am having a heart attack: Call 911

My neighbor's tree is hitting my home: Call AHOME 624-4404

The pool is too cold, too hot or just right: Call AHOME 624-4404

My neighbor doesn't take care of his pit bull dog: Call Animal Control 243-5900

Need ARC Approval? Call AHOME 624-4404

**North Ranch Community Association  
April 21, 2008  
6PM Oro Valley Public Library  
Minutes**

**Call to Order** – The meeting was called to order at 6PM

**Roll Call:**

- Harry Resnick - President
- Tony Congi – Vice President
- Bill Schrimmer – Treasurer
- Armand Millette – Director
- Earl Washington – Secretary
- Mike Holly – Director Absent

**Announcements**

President Resnick stated Board will now be responsible for ARC rules enforcement.

**Financial Report**

Treasurer Schrimmer reported:

As of 3/31/2008			
Monthly Income	43,317	YTD	129,823
Monthly Expenses	165,260		241,091
Net Monthly +/-	(122,943)		(111,268)
Bank Account Totals			408,200

**New Business**

- A motion to add AHOME personnel attending meeting to minutes passed 4-1
- A motion to approve March 24, 2008 minutes with corrections passed unanimously
- Draft copy of updated ARC rules to be presented at May Board meeting

**Homeowner Comments**

22 homeowners attended the meeting. Also in attendance were 3 AHOME representatives.

**Adjournment:**

A motion to adjourn passed unanimously at 7:31 PM

**NRCA Fast Fact**

**The N. Pool is open until 9:00  
Bring the whole family for a refreshing swim!**

**Grass Replacement Survey Results**

The results from the online and newsletter survey are in:

**Should the Grassy Corners on Cactus Canyon be Replaced with Desert Landscaping?**

**YES 59**

**NO 19**

Thank you to all who participated in the survey!

## 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)



### KEEP UP THE GREAT WORK!

Thank you **AGAIN** homeowners for sending your dues to the correct address! After a few notices in the Round Up approximately 98% of the payments are received at the correct address.

To **avoid late fees** please send dues payments to the **address below** and nowhere else.

**NRCA**  
**PO Box 61983**  
**Phoenix, AZ 85082 - 1983**  
**Or pay online at [www.cabanc.com](http://www.cabanc.com)**