

The Round Up

July/August 2007

NEW PAINT COLORS ARE HERE

Board of Directors Contact Information

President

Harry Resnick - 297-4474
Landscape Chair
ARC Committee
hmresnick@yahoo.com

Vice President

Doug Knox - 400-0550
Streets & Lighting /Pools
bevdougknox@comcast.net

Treasurer

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

Director

Anthony Congi - 579-8821
ARC, Walls, Security, Pools
saandtc@netscape.com

Director

Earl Washington 219-3964
ARC Committee Chair
ewash21@msn.com

Neighborhood specific paint schemes are back. Each subdivision will have several choices. Only exterior paint colors were selected.

Ironwood Canyon Color Packages (six in all):

Body/Garage: Muddy Rose
Facia/Accent: Secluded Canyon

Body/Garage: Muddy Rose
Facia/Accent: Cedarville

Body/Garage: Light Corab
Facia/Accent: Aloha Sunset

Body/Garage: Light Corab
Facia/Accent: Muddy Rose

Body/Garage: Muddy Rose
Facia/Accent: Light Corab

Body/Garage: Light Corab
Facia/Accent: Secluded Canyon

Mesquite Canyon Color Packages (five in all):

Body/Garage: Wild Maple
All facial board for Mesquite Canyon: Monterey Brown
Accent: Delightful Peach

Body/Garage: Delightful Peach

Accent: Allspice

Body Garage: Peach
Accent: Macaroon Cream

Body/Garage: Macaroon Cream
Accent: Fresh Baked Bread

Body/Garage Tan Temptation
Accent: Macaroon Cream

Moonridge Color Packages (five in all):
All facial board for Moonridge: White Zin

Body/Garage: Wild Maple
Accent: Delightful Peach

Body/Garage: Delightful Peach
Accent: Allspice

Body/Garage: Peach
Accent: Macaroon Cream

Body/Garage: Macaroon Cream
Accent: Fresh Baked Bread

Body/Garage: Tan Temptation
Accent: Fresh Baked Bread

Catalina Vistas Color Pack-

ages (six in all):

Note: Four colors are permitted for Catalina Vistas

Body/Garage: Pale Jasper
Accent: Rustique
Facia/Trim: Mild Glass

Body/Garage: Wild Maple
Accent: Macaroon Cream
Facia/Trim: Anchors Away

Body/Garage: Allspice
Accent: Delightful Peach
Facia/Trim: Tranquil Teal

Body/Garage: Peach
Accent: Delightful Peach
Facia/Trim: Anchors Away

Body/Garage: Pale Jasper
Accent: Coral Bisque
Facia/Trim: Anchors Away

Body/Garage: Coral Bisque
Accent: Peaceful Peach
Facia/Trim: Milk Glass

The color boards can be seen at Dunn Edwards Paint Company at 6741 N. Thornydale Rd. Contact ARC Committee Chair Earl Washington 219-3964 for more information.

Management Company:

Arizona Home Owner's Management Experts LLC
PO Box 85160
Tucson AZ 85742
520-624-4404
520-792-0377 Fax
azhomellc@aol.com
www.azhomellc.com

Two openings exist on the board after the resignation of two directors.

The North Ranch Board of Directors can have between 3 and 9 directors according to our governing documents (see NR Bylaws Article IV Section 1).

Traditionally, the board has

operated with 7 directors. The current board would like to continue that tradition and will appoint two new directors as soon as possible.

Board Qualifications

You must be a homeowner to serve on the board. While it is not a requirement, experience in business management is helpful.

There are no age limitations and younger folks are especially welcome (the bulk of the work in North Ranch is done by a dedicated group of hard working seniors.

If you are interested please contact President Harry Resnick at 297-4474

Join The NRCA Board See The Pool Pump Rooms

A.H.O.M.E. — Proactive Enforcement And Vendor Relations

Rental Properties in NR

Like most communities in AZ, NR experienced a large number of resales from 2002-2007. The number of rental properties increased as smart investors recognized NR as a great value for their money, especially the Ironwood subdivisions. Today 10% of NR is made up of rental properties.

Proactive CCR Enforcement

A.H.O.M.E.'s approach to enforcing the CCRs combines tenacity with compassion. CCRs are vigorously enforced with consistent follow-ups. However, we are not averse to picking up the telephone and contacting owners to find out if there are extenuating circumstances such as health problems or single parenthood.

By enforcing the CCRs in a consistent and caring manner we believe the communities we handle will look better, retain their value better, but more importantly remain friendly.

Weeds! Weeds! Weeds!

It's weed season again! The monsoon rains have produced weeds at a frighteningly fast pace. About 100 "friendly reminders" were sent to NR homeowners earlier this month regarding weeds.

Most homeowners are fighting the weeds with chemicals or pulling them out of the ground with their bare hands. Some homeowners will receive a Final Notice for the weeds. If you have received a Final Notice and are a single-parent, widowed, or have health problems please call 624-4404 and the manager will attempt to locate some assistance.

Wall Repairs Begin

Damaged common walls are finally being repaired. The walls are being braced with threaded bolts and steel plates. Some will have the footers rebuilt.

Vendors Getting Attention

NR vendors and contractors will

be under A.H.O.M.E.'s microscope to ensure the best possible service is being delivered to the NR community. Vendors and contractors have been put on notice that it is not acceptable to procrastinate and wait for a complaint from a homeowner.

Waiting around for something to break is not an option.

The job should be started or completed before a homeowner complains. This includes landscaping, janitorial and pool service and other services provided by contractors.

A laid-back management style might have worked well a few years ago. NR is now a mature community with aging equipment and infrastructure.

Chris Centuori
Operations Manager
A.H.O.M.E.
(and proud NR resident)

**If you find a bat
in your yard
DON'T TOUCH IT!**

**Call the
Bat Hot Line**

743-1411

Rabid Bat Found In North Ranch Yard

Dear North Ranch Members,

A few days a home owner called me with a little problem. She found a bat in her backyard. She trapped it under a container and asked me what she should do about it. I then recalled reading about rabid bats in our area and cautioned not to approach the

bat again.

With a little research I was able to locate the Health Department's bat hot line. It Is 743-1411.

The bat was picked up by somebody from the Health Department and found to be rabid.

The Health Department will be returning to NR to conduct further testing.

If you find a bat in your home or yard **DO NOT TOUCH IT.**
Call the bat hot line at 743-1341.

Harry Resnick

Illegally Parked Cars Get Day-Glow-Orange Stickers

Between 1:30 and 4:30 AM on 8/11/07 Director Tony Congi and manager Chris Centuori walked the entire community, applying parking violation stickers to vehicles parked overnight on the streets.

The orange stickers contain a violation warning in both Spanish and English and use a special acrylic adhesive, making them a real inconvenience to

remove. All in all 34 vehicles got stuck.

Many of the vehicles tagged were repeat violations and may soon be fined. The stickers did their job as there were less than 10 vehicles parked on the street overnight thereafter and only 3 on 8/15.

Another sticker sweep will occur at a time and date of the board's choosing.

Kudos to Mesquite 1 (only one violation), Moonridge (no violations) and Ironwood Canyon 1 (no violations). Ironwood Canyon 3 was the worst with a whopping 12 cars receiving stickers!

Parking passes are available directly from the manager 624-4404 or any board member.

Prowler ALERT, Rock Smashes Window

Prowler Alert!

A High Meadow Trail resident reported this to the Round Up:

"On Tuesday, Aug 7, at 3:30AM, I heard the doorbell. I turned on a hall light and moved to a place where I could see but not be seen. There was no distressed neighbor or friend at the door, but there were two very large men moving quietly away from the house. Despite the heat they wore long-sleeved shirts. One of them carried a light-colored cloth, or perhaps a pillowcase. They stood for a few moments under a tree in our front yard near the curb. After their curbside pause, they turned away from the house and walked down the street. Should you have a similar incident call 911 immediately."

Rock Smashes Window

At around 7:45 PM 7/31/07 a stone smashed through the window of a North Ranch home.

The damaged window was an \$1800 triple-pane window. Glass shards littered the kitchen of the Ironwood Can-

yon III home. The rock broke through a screen, three panes of thick glass, a heavy blind, and flew approximately 20 feet before hitting a wall and bouncing back across the family room. Thankfully, no one was injured.

At 9:30 PM the homeowner and another homeowner confronted 4 youths (3 boys and 1 girl) walking south on Pony Trail. They spoke with the youths and accompanied them back to another resident's house on Pony Trail. One youth was the same one who cussed out a board member and "mooned" him a few days earlier. The youth, who said he was 15 1/2 smelled of alcohol.

Later, the youth confessed to a Pima County Sheriff's deputy. The youth was visiting a friend in North Ranch for a "sleepover." He said he broke the window because the homeowner (former board member Centuori) had checked their pool keys at the n. pool two nights earlier.

The area on W. Pony Trail has recently seen a lot of tagging" and other problems related to juvenile delinquency.

At least two of the youths are North Ranch residents (1 girl and 1 boy). Their parents have been notified. It is unknown where the rock-throwing miscreant obtained the booze.

Man Caught Flossing Teeth in North Pool Jacuzzi

A homeowner reported a man shaving his face and body, brushing his teeth and shampooing his hair in the Jacuzzi. A Mesquite 1 household guest was questioned by NR manager Centuori and Director Tony Congi about the strange reports.

The man admitted flossing his teeth in the Jacuzzi. The Pima County Sheriffs were notified. Homeowners are responsible for their guest's behavior at the pools.

\$1370 Paid To Fix Sprinklers

Damage to sprinklers and other irrigation units have cost NR over \$1370 this year. The landscapers say they are being vandalized every month.

If you have information regarding this problem please call the manager Chris Centuori at 624-4404

Up to \$1000 Reward
For information
leading to the
arrest and
conviction of
vandals in North
Ranch

Pool News: Security Reduces Hooliganism

Hats off to the staff of Securitas for doing a fine job at the pools! Since the guards arrived in early June bad behavior at the pools has virtually come to a standstill and drug use in the parking lots has stopped completely. The absence of alcohol has also helped as the heavy drinkers and hooligans are staying away. Great job Securitas!

Guard Fixes Urinal—Saves

North Ranch \$550

Bill of Securitas fixed a stopped-up men's room urinal by pouring a small amount of pool acid down the drain. Plumb Plumbing had quoted NR over \$500 to replace the urinal, which they said was beyond repair. Good job Bill!

Pool Conditions Excellent

Aqua Solutions is doing a fine job servicing the NR pools.

The north pool is almost perfect despite a vandal's attempt to plug up a skimmer with a tennis ball and threaded plug. Despite a brief battle with algae in early July, the s. pool water has been crystal clear throughout the monsoon season..

Kudos to Aqua Solutions!

Note: If the pool is cloudy it may just be soda ash which helps keep the PH levels right.

North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

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

www.nrcatucson.com

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North Ranch Calendar

Landscape Committee
9/10/07 10:00 AM S. Pool

NRCA Board of Directors Meeting
9/25/07 6:00 PM S. Pool

Pool/Security/Recreation Committee
TBA Contact Tony Congi 579-8821

ARC Committee
TBA Contact Earl Washington 219-3964

Walls Committee
TBA Contact Tony Congi 579-8821

Streets & Lighting
TBA Contact Doug Knox 400-0550

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* **Send dues payments to:** *

* North Ranch COA *

* C/O A.H.O.M.E. *

* PO BOX 61983 *

* Phoenix, AZ 85082-1983 *

* Or pay online at www.cabanc.com *

* Payments must be received in the month they *

* are due. A.H.O.M.E. does not check postmarks *

* * * * *

DO ONLY 300 PEOPLE CARE ABOUT NR?

Who knows? Only a few people attend meetings or work on committees. Only 150 residents take the Round Up via email with about 125 taking it by snail mail.

The manager reports that those who read the Round Up online or by mail almost never get a CCR violation letter. Coincidence? Maybe. Maybe not.

Call 624-4404 to receive the Round Up via mail or email.