

The Round Up

Mar/April 2008

Board of Directors Contact Information

President

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

Vice President

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

Treasurer

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

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
Pools and Rec Committee Chair
mhollywood662000@yahoo.com

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

Trees hitting your property?

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

ENTRANCES MAY GET NEW LIGHTS

Let There Be Light!

The Lighting Committee will soon be proposing the installation of up to 36 new energy efficient fluorescent light fixtures at the front entrance to North Ranch. Before new lighting could be considered the area had to be cleaned and pruned.

Santa Rita Landscaping has been working hard to bring these areas up to par. Hedges and bushes, left to grow wild for years are being cut back to manageable levels. North Ranchers can expect the front and rear entrances to look much better.

The area in front will not be allowed to overgrow again. Stucco walls around the area will also be painted soon by board member Armand Millette and his band of volunteers. Other areas along Cac-

tus Canyon Pass and near amenities may get a lighting overhaul in 2008. If you would like to join the Lighting Committee please call Armand Millette at 870-7848.

Starving Palms To Be Fed

33 hungry palm date trees will be fed this spring. The process will likely entail injecting natural compost material into the root area. Fertilization may also occur in the fall utilizing specially formulated fertilizer spikes.

Santa Rita Landscaping discovered that there has been inadequate or no irrigation to most of the palms. This condition has existed for years. Without needed irrigation, past attempts at fertilization were likely a big waste of money and may explain the current poor condition of the palms. Santa

Rita Landscaping will be repairing all palm tree irrigation lines.

New Digital Spa Heater

The old piece of junk spa heater at the small pool finally broke down in March and was replaced by a new energy-efficient digitally controlled one. The new heater is almost identical to the one installed at the big pool. The old broken heater was not rated for commercial use.

N. Pool Closed at Dusk

Responding to homeowners tiring of loud nocturnal activities and crime, the BOD has directed via email vote to close the small pool at dusk, effective immediately. Dusk in the summer-time is about 9:00 PM. The big pool will stay open until 11:30 PM.

MORE GRAFFITI IN CATALINA IV CONCERNS RESIDENTS



Youths calling claimed responsibility for new spray paint vandalism in Catalina IV. The remorseful youths will pay the NRCA restitution for their misdeeds. They will also perform community service in NR. The youths are in no way associated with gang activity but said they were inspired by other graffiti in NR.

Eye witness descriptions and a publicity campaign on the NRCA website were instrumental in prompting the youngsters to fess up.

Thank you homeowners.

The NRCA wishes to thank the following homeowners for delivering the printed newsletter to their neighbors:

- Chritina Lomayesva
- Harry Resnick
- Diane Hiratsuka
- Chris Centuori
- Judy Chaffee
- Tony Congi

Thank you for getting involved to help save money for our community!

RENTAL PROPERTY AT ABOUT 13% OF NR

An audit of NR properties showed about 13% to be rental properties. Ironwood III led the pack with 24 rentals with Ironwood IV coming in second place at 22. Rental property owners are required to register tenant information with the NRCA. This is done to notify rental owners and renters about repair schedules, emergencies and violations.

If you own a rental property in NR please keep in mind that the NRCA is serious about protecting your investment in the community. Even if you are renting your home part-time throughout the year you are still required to reg-

ister tenant info. Thank you for your cooperation. If you have any questions please call 624-4404.

Dumping In Common Areas

The management company is conducting a site visit behind NR properties in March to determine the extent of illegal dumping of debris in the common areas.

Some residents will receive notices about dumping yard trimmings and other trash over their walls. The NRCA rules prohibit illegal dumping. In addition to a \$25 per day fine, those involved in illegal dumping may also face fines from Pima County for littering. Anyone aware of illegal

dumping should call 624-4404.

Solicitors Not Welcome

If a solicitor rings your doorbell please ask them to leave. If a solicitor becomes aggressive call 911. Religious groups are also prohibited from soliciting on NR private property. The NRCA does not expressly forbid flyers and door hangers. However, there is zero tolerance for aggressive salespeople and aggressive religious groups who knock on doors.

If you are being harassed by a solicitor please call 911 and let law enforcement deal with the problem. Thank you.

If you would like to help deliver the Round Up to save money for the community please call 624-4404

NR NEWSLETTER SURVEY RESULTS: 36 TO 5

By a vote of 36 to 5 North Ranch residents who participated voted that residents who take this printed Round Up are not being penalized by the NRCA. 9 residents opted out of the printed version to save money as a result of the survey.

Comments From Residents:

"I get both and they are both essentially the same, as far as I can see. The general information is the same....."

"So let me understand. If I don't want to own a computer I have a right to demand the NRCA match email content of the NR Roundup no matter what the print expense? So by extension, if I don't want to own a car and ride a horse to work, I can keep it in my garage and expect NRCA to pay for road clean up? :-)"

"People who have email have an advantage that news is more timely but snail mail

can't be sent daily I appreciate the reduction in paper and cost and because I am not here part of the year I can keep up on what's happening. "

"I like e-mail as it saves money and paper. Please stop my mail copy. "

"It may be a disadvantage to those without computers to get more limited information than what is available online quickly and at little or no cost, but I certainly do not feel these folks are purposefully being "penalized." The fact is that computers and the internet have made it possible to share information immediately and without certain constraints. "

"This is all a matter of choice. These people choose to get the Round Up via snail mail. If they do not have computers, perhaps a neighbor or friend could print off the (extra) infor-

mation for them. Lot less expensive and actually, aside from the updates there is not that much that is not printed in the Round Up. "

"They get it at the same time every month, so it doesn't matter if it is a few days later that by E-Mail. We get it at the same time every month also."

"I would like to opt out of receiving a paper copy of the Round-up. "

"Question: are those without cars being penalized by the grocery stores compared to those with cars? No, it is just a resource. We can't "be fair" through the act of doing without so that those who can't or won't keep up don't get left out. "

Thank you all who participated!

HOMEOWNER'S CORNER

I see a lot of people leaving their garage doors open in the middle of the day. If I see them then an observant robber does too. Why make it easy for a thief to steal your valuables or get inside your home?

You might as well put a sign up in front of your house that says, "**Rob me now!**" Keep your garage door shut if you know what's good for you. I know I do.

Harvey Homeowner

NRCA FINANCIAL DATA AS OF 1/31/08

As of 1/31/08

Monthly income	42,642	YTD	42,642
Monthly Expenses`	28,216	YTD	28,216
Net Monthly Surplus	14,426	YTD	14,426
Bank Account Totals			539,604
Total Assets			622,438
Total Liability			40,271
Equity Amount			582,167

THORNYDALE PLAY AREA

WHAT DO WE DO WITH IT?

The NRCA needs input from homeowners on what to do with the Thornydale play area.

If you use it, we want to know. It is important for the association to learn approximately how many residents use the play area on a regular basis. If you have small children and do not use the play area, what would make you want to use it?

The NRCA wants to make the best use of all common area for the enjoyment of all involved but we need your help. If you would like to provide input on this please call management at 624-4404. Thank you.

BARKING, VICIOUS OR NEGLECTED DOGS?

If a neighbor's dog is driving you crazy contact Animal Control at 243-5900. For barking dogs after 10:00 pm please call 911. As always try and talk with the offending neighbor first. They may not be aware of the problem. AZ law limits the NRCA's leverage in this area.

Did You Know?

The exact same printed Round Up you are viewing now is also emailed to over 200 residents every month and is also viewable online at www.nrcauc Tucson.com.

Did You Know?

Any homeowner can join a committee in NR. For more info on committees please contact the President Harry Resnick at 297-4474.

Did You Know?

You can save the NRCA money by opting out of the printed newsletter. The same news is presented online. To opt out call 624-4404! THANKS!

NORTH RANCH COMMUNITY ASSOCIATION January 29, 2008 6:00 PM Oro Valley Public Library Minutes

Call to Order: The meeting was called to order at 6:00 PM

Roll Call:

Harry Resnick – President Tony Congi - Vice President
Bill Schirmer – Treasurer Michael Holly - Director
Armand Millette – Director Earl Washington – Director Ben Hilger - Absent

Announcements:

* A Russell of AHOME announced 2008 coupon books were mailed at in December of 2007 and if you have not received yours contact AHOME
* 157 valid ballots have been mailed in. A Quorum has been established. Schirmer, Holly and Hilger retained their seats on the Board. (Note: The quorum is established by all ballots that have been mailed in as well as the homeowner representation at the meeting. The quorum is necessary to do business at the meeting besides voting.)

New Business:

*A motion to approve December 19, 2007 Board meeting minutes passed unanimously.

Financial Report:

Treasurer Schirmer presented 2008 budget for North Ranch Community Association.

Homeowner Comments: 38 homeowners attended the meeting. **February Board meeting** scheduled for February 22, 2008 at 6PM at the Oro Valley Public Library

Adjournment:

* A motion to adjourn passed unanimously at 7:20 PM.
Following the Annual Meeting, the Board voted the following Officers: President – Resnick, Vice President – Congi, Treasurer – Schirmer and Secretary - Washington

NRCA Fast Fact

**NR has 718 homes
making it one of
the largest
communities in
NW Tucson**

Did You Know?

All home improvements visible from the street require approval from the NRCA Architectural Committee. ARC improvement forms are available online or from the management company.

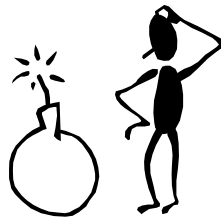
**Notice of BOD
Meeting:
3/24/08
6:00 PM
Nanini Library**

North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

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

www.nrcatucson.com



Several North Ranchers are still paying last year's amount for dues. The dues went up to \$57.60 in January of this year. Continuing to pay last year's amount is like a ticking time bomb as late fees will eventually be charged to those still paying \$54.85.

Many North Ranchers are still sending their dues to wrong addresses. To avoid late fees please send dues payments to the address below and nowhere else. Thank you.

NRCA
PO Box 61983
Phoenix, AZ 85082 - 1983
Or pay online at www.cabanc.com