



The Round Up



March 2010

Board of Directors

President

Earl Washington - 219-3964
ewash21@msn.com

Vice President

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

Treasurer

Bill Schirmer - 579-7052
Newsletter Editor, Finance Com-
mittee Chair
schirm2377@aol.com

Director

Dan Jones - 579-1371
ARC Committee Chair
Pool/Rec/Tennis Committee
katndan2@comcast.net

Director

Lauren Gentzler - 531-9383
lgentzler@comcast.net

Director

James Sandrin - 529 -4016
Street/Lighting Committee Chair
jvsandrin@yahoo.com

Management

Arizona Home Owner's Management Experts, LLC

PO Box 85160
Tucson AZ 85754
520-624-4404
520-792-0377 Fax
chris@azhomellc.com

For DUES Questions:
Call 624-4404 x 113

For ALL other Questions:
Call 624-4404 x 115

www.nrcatucson.com

MANY N. RANCH HOMES IN NEED OF FRESH PAINT

Many NR owners received notices to paint their homes this week and more will receive them throughout the month of March. If you have received a notice do not despair. Painting your home in North Ranch has never been easier.

The first step is to review the Approved Paint Colors List and pick a color scheme from the list of approved colors for your subdivision.

After you choose a scheme submit an ARC Request Form. Most ARC Request for painting can be approved within days or sooner if everything checks out.

Do not begin painting until your ARC Request has been approved.

When you pick up your paint always try to purchase the best quality of paint that you can afford. Lower quality paints will fade faster which means you will have to repaint sooner.

Some properties will just need to refresh the paint on fascia board. The hot Tucson sun dries out lumber especially fast. Owners may pick from an approved color that best matches their original fascia paint color or supply the name and code # of the original paint on

your fascia...if the original paint was a previously approved color.

It is also a good idea to make sure you use a reputable painting contractor to ensure you are getting the right product and good service. The NRCA inspects approved improvement projects to ensure they are in compliance with community standards.

Good preparation along with quality products and workmanship will ensure your painting project will be in compliance and most importantly, look great for years.

BIG RAINS BRING BIG WEEDS TO COMMUNITY



We are all very thankful for the needed rains and so are our plants, trees and shrubs.

Winter weeds are popping up fast. The best way to control weeds is by applying some pre-emergent to the affected area before it rains. Spraying and pulling is all

you can do after they pop up.

The NRCA has sent at least 50 letters to owners for weeds so far this month with many more expected to be sent. The NRCA has the right to hire a gardener to re-

move the weeds from a Lot if the letter is ignored.

Side yards (by the mailboxes...see picture - Left) are not common area. Lot owners are responsible for those areas as well.

With more sunshine and less rain expected this is a great time to pull those weeds.

If you are in need of special assistance and are unable to take care of the weeds yourself please call the Good Neighbor Program at 784-9963.

**NRCA Anti- Crime
Team Leaders**

Ironwood I - None
Ironwood II - Tony
Congi
Ironwood III - Chris
Centuori
Ironwood IV -
Miriam Rico
Moon Ridge - Har-
old Westberg
Mesquite I - None
Mesquite II - None
Catalina I - None
Catalina II - None
Catalina III - None
Catalina IV -
Lauryne Gentzler

HELP WANTED!

Call 784-9963 to join
the Anti Crime Team

MINUTES FROM JANUARY 2010 BOD MEETING

January 26th, 2010 Nanini Library

Call to Order The meeting was called to order at 6:30 PM

Roll Call

Earl Washington – President - Present
Tony Congi – Vice President - Present
Bill Schirmer – Treasurer - Present
Dan Jones – Director - Present
Lauren Gentzler – Director – Present
James Sandrin – Director - Present

Management Report

NRCA Manager Centuori reported on aggressive solicitors in the community and encouraged Owners to call 911

Monthly Financial Report

Treasurer Schirmer reported that 2009 financial records had been transferred to the CPA and that he anticipated the NRCA would be able to file a short form tax return and pay no state or federal taxes. Schirmer also reported that a new Reserve Money Market account has been opened for \$150,000.00. Schirmer also suggested options for reducing storage costs for NRCA records.

Approval of Minutes December 30th, 2009 BOD Meeting

A motion to approve the December 30th, 2009 Board of Directors Meeting Minutes passed by a vote of 6-0.

Approval of 2010 Meeting of the Members Minutes

A motion to approve the January, 14th 2010 Meeting of the Members Minutes passed by a vote of 6-0.

Approval of Minutes January 14th, 2010 BOD Meeting

A motion to approve the January 14th 2010 Board of Directors Meeting Minutes passed by a vote of 6-0.

New Business

Discussion – Audit/Compilation: Treasurer Schirmer explained that an audit or compilation must be conducted annually and that NRCA audit/compilation records are available for review. Schirmer said Directors receive financial packages monthly to review and said any Director may see the NRCA accountant by calling and making an appointment.

Discussion – Cactus Canyon Lighting: Director Sandrin said Cactus Canyon Pass is too dark. President Washington and Manager Centuori explained that Cactus Canyon Pass is a county road. President Washington said he would send a letter to the Pima County Board of Supervisors inquiring about lighting conditions on Cactus Canyon Pass.

Discussion – Private Yard Sales: The BOD discussed considering modifying the North Ranch Rules to reduce the number of private yard sales and reduce traffic in the community. The topic will be brought up again at the next BOD meeting.

Discussion – Parking Permits: Treasurer Schirmer said the community was told incorrectly at the January 14th Meeting of the Members that the NRCA no longer issues parking permits. Schirmer referred to the North Ranch Rules page 1 Section 1. 1.3 and said that the NRCA does issue parking permits; and that the community was misinformed at the annual meeting that there were no longer parking permits. Vice President Congi explained that what was said at the 2010 Meeting of the Members was that there were no written paper parking permits and that parking permits are being issued electronically to residents who request them by phone or email.

Committee Reports:

Streets & Lighting Committee: Director Sandrin volunteered to chair the committee.

Homeowners Comments:

None

Adjournment A motion to adjourn the meeting at 7:45 PM passed by a vote of 6-0

**NOTICE OF
MEETING OF THE
NRCA BOARD OF
DIRECTORS
3/24/2010
6:00 PM
NANINI LIBRARY**

**Community Ga-
rage Sale**

Saturday May 1st.

Don't risk a viola-
tion notice by hav-
ing repeated "flea
market" garage
sales at your
home.

Participate in the
community garage
sale instead!

FROM THE EDITOR: DIRECTOR BILL SCHIRMER

The next COMMUNITY YARD SALE is Saturday, May 1, 2010. Thanks to Homeowner Warren DuBois who will organize the event with the Board's help. As a review to all Homeowners in North Ranch, please note -- **SECTION 5: UNAUTHORIZED GARAGE/YARD SALES** which are North Ranch Rules approved by the

Board in March 2009. That Section states---North Ranch residents holding "garage" or "yard" sales from time to time as well as NRCA sponsored community "garage" or "yard" sales are considered acceptable activities. However, the operation of a recurring "Flea Market" is a violation of the CC&R's, Article IV Section 1 Land Use Classification.

Violators of this provision as identified by the NRCA Board or authorized agents are subject to the Penalties and Fines as described in sections on ENFORCEMENT PROCEDURE AND SCHEDULE OF PENALTIES FOR VIOLATIONS.

BILL SCHIRMER, DIRECTOR-EDITOR

MONEY SAVERS FROM THE ARC COMMITTEE

Before you spend those hard earned bucks for freshening-up the paint on the old homestead, or redoing the front yard landscape. Take a minute to review the CCR's and Architectural Review Committee (ARC) rules. A bit of time could very well save you some bucks and keep you in step with your neighbors.

Make sure that paint you are about to buy is an approved color scheme for your particular area of NR. It's much cheaper to paint it right the first time over having to repaint the house the second time. The original developer had rules against painting houses the same color when side-by-side. Though the ARC has relaxed this rule you may wish to consider the reasoning and think of what the area would be like if several houses in a row were the same. Before you buy paint get the ARC re-

quest approval from the management company.

As to the landscaping in the front yard we have tried to stay with the harmony the developer used by only allowing the same crushed rock colors for your area of the subdivision. Sure you want your yard to be different and I am sure you know how great the rock in your yard would be if it were different. But how about the guy down the street or next door who would like to have the blue or green painted stuff in his yard. It might not meet your approval. Some folks would like a winding walk or a few steps up from the street or from the front porch area to the side gate, perhaps maybe just to expand the drive by a couple feet to allow the exit from the open car door to and stay off the rocks. Please get this in a request and approved before you spend time and/or money.

There are some folks who would like to expand their

driveway to park more cars off the street. But if we allowed that, there would be some yards that would be paved over with brick or concrete. Expanding a driveway for the parking of additional vehicles is prohibited as well as the coloring the driveway.

If you want color or difference, do it in the back yard. As long as it's below the height of the fence you can do all the decorating you wish. But when it comes to building sheds or other structures check the ARC rules first.

Always take the time to make a sketch and review what you wish to do; then review it against the ARC Rules. If you wish to proceed attach your sketch to an ARC request and submit to the management company for ARC approval before you layout any physical effort or cash.

Just a spring reminder for those wishing to make some changes to the house from The ARC.

Help Lines:

Questions about dues? Call 624-4404 x 113 or email linda@azhomellc.com

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

OR go online at www.nrcatucson.com to submit the ARC Form for immediate processing.



Check out the NRCA Website!

Over 350 North Ranch residents regularly use the NRCA website

www.nrcatucson.com

The website gets hundreds of "hits" per week and is a great way to keep informed and conduct your Association business. If you use the website you may want to unsubscribe from receiving the printed newsletter as it is available online.

To unsubscribe call 624-4404.



North Ranch COA

P.O. Box 85160
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QUESTIONS ON DUES?

Please contact Linda Grimes, 624-4404 x113 or linda@azhomellc.com with any questions.

QUESTIONS ON MAINTENANCE, REPAIRS, RULES?

Please contact Chris Centuori at 784-9963 or chris@azhomellc.com

GET INVOLVED! WRITE AN ARTICLE FOR THE ROUND UP!

CALL 784-9963 TO SUBMIT AN ARTICLE.

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