



# North Ranch Round Up

## Let's All Stay Safe At The Pools This Summer!

### NOTICE OF MEETING OF THE NRCA BOD

Wednesday

April 20th 2011

6:30 PM

Large Pool

Questions?

Call

624-4404

See you there!!!



According to the U.S. Consumer Product Safety Commission, an estimated 260 children under five years of age drown each year in residential swimming pools and spas.

The Commission estimates that another 3,000 children under age five are treated in hospital emergency rooms following submersion accidents each year. Some of these submersion accidents result in permanent brain damage.

Nationally, drowning is the fourth leading cause of death to children under five. In some states such as California, Flor-

ida and Arizona, drowning is the leading cause of accidental death to children under five.

The CPSC offers the following tips for pool users:

- Never leave a child unsupervised near a pool.
- Instruct babysitters about potential hazards to young children in and around swimming pools and the need for constant supervision.
- Do not consider young children "drown proof" because they have had swimming lessons; young children should always be watched carefully while swimming.
- Do not use flotation devices as a substitute for supervision.
- Keep toys away from the pool area because a

young child playing with the toys could accidentally fall in the water.

- Learn CPR (cardiopulmonary resuscitation).
- Keep young children out of the Jacuzzi. The hot temperatures can be dangerous to young children. It is NOT a wading pool.

**PARENTS AND GUARDIANS: ONLY YOU CAN PREVENT A DROWNING. WATCH YOUR CHILD CLOSELY AT ALL TIMES. MAKE SURE DOORS LEADING TO THE POOL AREA ARE CLOSED AND LOCKED. YOUNG CHILDREN CAN QUICKLY SLIP AWAY AND INTO THE POOL. FAILURE TO SUPERVISE CHILDREN AT THE POOL MAY LEAD TO DEACTIVATION OF POOL KEY PRIVILEGES.**



### AGGRESSIVE SOLICITOR TAKEN AWAY IN HANDCUFFS

A foul-mouthed salesman selling XtremeKlean was hauled off by the authorities for criminal trespassing in North Ranch on 3/28/2011. The solicitor avoided mgmt. and law enforcement by traveling through the washes. Several owners, mgmt. and the security officer at the pool were instrumental in helping to apprehend the obnoxious solicitor.

Owners harangued by solicitors should first call 351-4900 the Pima County Sheriff's non-emergency line and then the community manager at 624-4404 or 784-9963. Great job everyone for helping to keep North Ranch safe and beautiful!

### AVOID HEFTY FINES!

PLEASE PICK UP AFTER YOUR PETS. PLEASE DO NOT ALLOW YOUR PETS TO ROAM UNLEASHED.

THANK YOU!



## Trash Cans Must Be Stored "Out of Sight"



Recently a few Lot owners have been fined by the NRCA for leaving their trash cans outside far too often.

The North Ranch Rules state the following:

**4.1. Trash Can Storage -** Trash cans (refuse containers) and recycle bins shall be stored out of sight so as not to be visible from neighboring properties or streets except between the hours of 6:00 pm the day before trash pickup and 6:00 pm the day of trash pickup. Failure to comply is

a violation and subject to fines and penalties.

Owners with questions about trash can storage or any other North Ranch Rule are encouraged to contact the NRCA at 520-624-4404 x 115 or via email at [chris@azhomellc.com](mailto:chris@azhomellc.com) Owners are responsible for their tenant's behavior.

## Contractor Jim Noble: Over 10 Years of Service to NRCA

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Many North Ranchers have gotten to know a special contractor, Vietnam veteran Jim Noble.

Jim conducts parking patrol at night, handles the janitorial services at the pools and occasionally does 'odd' jobs for the

NRCA such as yard clean ups of vacant homes.

In 2010 Jim suffered a stroke which left him blind in one eye. This 'minor inconvenience' as Jim calls it, has not stopped Jim from continuing

to do an excellent job at all of his tasks at North Ranch.

If you see Jim or his crew working around the community please do not hesitate to say hello and thank you for a job well done!

## February 2011 NRCA Board Meeting Minutes

North Ranch Community Association

Board of Directors Meeting

6:30 PM February 24th 2011

Nanini Library

Minutes

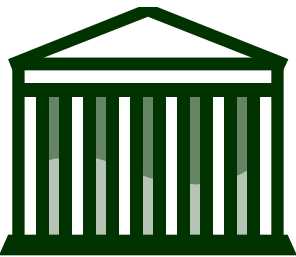
### COST CUTTING MEASURES

#### HELP KEEP DUES LOW

**The cost of pool chemicals and supplies is way down compared to prior years since the Board voted to purchase chemicals directly from the suppliers.**

**Owners with money saving ideas are asked to contact the NRCA at 520-624-4404 or via email at [chris@azhomellc.com](mailto:chris@azhomellc.com)**

**THANK YOU!**



**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!

#### **Call to Order:**

The meeting was called to order at 6:30 PM

#### **Roll Call:**

President Dan Jones - Present  
Vice President Tony Congi - Present  
Treasurer Earl Washington - Present  
Director Lauryne Gentzler - Absent  
Director Jim Sandrin - Present  
Director Zack Blair - Absent  
Director Mark Wurz - Present

#### **New Business:**

Motion made and seconded to approve the Chula Vista new irrigation proposal for Desert Bend Loop along Cactus Canyon Pass. Motion carried unanimously.

Motion made and seconded to ratify the Valley Oasis deck resurfacing proposal for the spa area at the large pool. Motion carried unanimously.

Motion made and seconded to approve the minutes from the previous BOD meetings of January 28<sup>th</sup> 2011. Motion carried unanimously.

#### **Management Report:**

The Community Manager reported that the project to clean the washes had been completed and that the resurfacing project at the large pool was underway.

#### **Financial Report:**

January 2011 - Income - \$45,703.96 Expenses - \$36,262.37 Plus/Minus - \$9,441.59

#### **Homeowner Comments:**

2 owners attended the meeting.

#### **Adjournment:**

Motion made and seconded to adjourn the meeting at 6:54 PM. Motion carried unanimously.

## Owners Responsible For Making Timely Dues Payments

Assessment payments are due on the 1st of the month. Under AZ Revised Statutes the NRCA charges a \$15 late fee per month on past due assessments. The 'grace period' is a generous 30 days.

For example if your April dues payment is received by the NRCA May 1st or later you will be charged a late fee of \$15.

It does not matter if there was a

problem with your bank or if you postmarked your envelope in April. You will still be charged a late fee.

The NRCA is not responsible for problems with individual owner's banking institutions. That is the owner's responsibility.

Notices are sent automatically to owners with past due assessment accounts.

If the assessment account is not paid in full after the Final Notice is

sent the account is turned over to the collection attorney. The owner will then also be responsible for paying legal fees.

The collection attorney has maximum leverage to collect the past due assessment, even foreclosing on the Lot if necessary.

**If you have a question about dues please call 624-4404 x 113 or email [linda@azhomellc.com](mailto:linda@azhomellc.com)**

# Do You KNOW Who Has Your Pool/Tennis Key?



Well peoples, this year 2011 marks our 7<sup>th</sup> anniversary in our beautiful North Ranch home. We are proud to say the neighborhood has never looked better!

There are new streets by the big pool neighborhood and a new deck surface at the big pool.

The landscaping is wonderful. Mrs. Homeowner is especially pleased with the new landscaping company Chula Vista that has been here since last November.

Mrs. Homeowner asks if they are the same landscape company that does all the pruning and trimming at Disneyland because it is as nice as the landscaping at Disneyland. If they are the same company that does Disneyland maybe they will shape the hedges around the pool to look like Pluto, Goofy and Donald Duck. They are my favorites. Just no Mickey Mouse. Mickey's voice bothers me. Too squeaky.

Mrs. Homeowner and I will be here all summer, hooray! Our Minnesota home will be looked after by our neighbor Mrs. Kudika and Big Thor, my nephew, will take care of doing the winterizing before it gets cold in late July. Will I miss the autumn ice fishing and the lutefisk festival and Kirby

Puckett Daze? Well, yes.....but not that much because I will be spending most of my time at the big pool! Not the small pool, mind you.

Now don't get me wrong the small pool is gorgeous but if it was any warmer I'd fall asleep and falling asleep underwater is not something my doctor recommends at my age.

Speaking of the gorgeous pools, just yesterday my neighbor Edna Sand was pounding on my door while I was watching my dvd set of Hawaii 5-0. Not the phony new one, but the original from the 1960s and 70s, you know the good one!

Edna was sore, real sore...or as sore as Edna can get being she is a diminutive retired kindergarten teacher, who pushes her Yorkshire Terrier Petunia around the block at every evening in a baby carriage.

It seems Edna's pool key was deactivated by the Association for pool rules violations.

Edna was sore because she said she hadn't even been to the pool in over 10 years and doesn't even have the pool key anymore, she gave it to her grandson Wrex, who lives in Bakersfield, CA but visits Edna every now and then.

I remember Edna telling me a couple of years ago about Wrex but that was when Wrex volunteered to handle all of Edna's finances to make things easier for her. Then she started to receive all them collection notices. What a terrible mess for poor Edna. It wasn't all bad as somehow she started getting a bunch of coupons in the mail for free rooms in Las Vegas, more than collection notices even. Edna got

back control of her finances from Wrex and eventually visited Las Vegas. She even sent me a postcard with a picture of 99 cent shrimp cocktail on it.

Edna said she got a notice about her pool key deactivation along with pictures of what looked like a motorcycle and tattoo artist's convention at the big pool. Somebody was doing donuts in the parking lot and there was what looked like beer kegs floating in the pool and there was a lot of smoke.

What happened was her grandson Wrex rolled into town with about two dozen of his buddies and decided to go wading in the beautiful big pool. Then they went to the small pool for a few minutes but returned quickly to the big pool. Maybe it was too hot.

From the picture Edna showed me it looked like there were about 50 people in the party and a lot of crazy stuff was going on. I explained to Edna what the North Ranch Rules say about guests and behavior and how we as owners are responsible for our guests behavior at the pools, in fact we are supposed to be with them at all times. Edna understood and is going to get a handle on it.

**Peoples, the North Ranch pools are among the nicest of any community anywhere. Let's all follow the rules and know where our pool keys are, if we know whats good for us!**

## Help Lines:

Questions about dues? Call 624-4404 x 113 or email

[linda@azhomellc.com](mailto: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](http://www.nrcatucson.com) to submit the ARC Form for immediate processing.

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



In winter I get up at night  
And dress by yellow candle-light.  
In summer quite the other way  
I have to go to bed by day.  
~Robert Louis Stevenson

I question not if thrushes sing,  
If roses load the air;  
Beyond my heart I need not reach  
When all is summer there.

~John Vance Cheney  
Oh, the summer night  
Has a smile of light  
And she sits on a sapphire throne.  
~Barry Cornwall

## Your NRCA Board of Directors

### President

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

### Vice President

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

Committee, Landscape Committee Chair, Security Committee Chair.

### Treasurer

Earl Washington -Finance Committee Chair, ARC Committee Chair.

### Director

Lauryne Gentzler - Security Committee. Newsletter Editor

### Director

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

### Director

Zack Blair - Streets & Lighting Committee.

### Director

Mark Wurz

# NORTH RANCH COMMUNITY ASSOCIATION

P.O. Box 85160  
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.**