

# The Round Up

May 2008

## Board of Directors Contact Information

### President

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Landscape Chair  
hmresnick@yahoo.com

### Vice President

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

### Treasurer

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Newsletter Editor  
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### 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

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

Next Board Meeting TBA

## MAN WITH "RAMBO" KNIFE AT N. POOL

At about 4:30 PM on 5/1/08 a homeowner called management to report strange activity at the small pool. The manager contacted the security guard who was just finishing escorting a misbehaving couple from the big pool area.

The two arrived at the small pool and found 7 young



adults (only one a NR resident) using the pools.

Questions were asked but the young adults denied any wrongdoing.

The manager and guard quickly reviewed video which revealed one of the young men had been brandishing a very large Bowie knife a few minutes before

the manager and guard arrived. The knife was enormous and looked like the knives carried by Sylvester Stallone in the movie Rambo.

Recently a homeowner on Woodstone Trail reported an attempted early morning break in by a man carrying a huge knife.

The manager and guard asked the young adults to leave and contacted the sheriff department. The manager notified the young man with the Bowie knife that he was now persona non grata at the NR pools and that he would be arrested for trespassing if he showed up again.

Plate numbers and addresses were taken down. The Pima County Sheriff's dept is investigating the incident. Pool keys belonging to the resident were also suspended.

The small pool closes down after sunset due to recurring incidents such as this. Cam-

eras were installed to help capture criminals but do not necessarily deter crime.

### Cameras Paying Off

The recently installed surveillance system has resulted in several pool key suspensions and police action. Things happen so quickly it is impossible for the guard to catch everything. The cameras are filling in the gaps and producing results.

On 5/12/08 the guard exited a peaceful small pool to patrol elsewhere. Five minutes after the guard left, a beer guzzling young couple arrived and proceeded to engage in illicit activity in the small pool Jacuzzi.

When the guard returned a few minutes later video was reviewed resulting in a pool key suspension. Residents who witness inappropriate behavior at the pools are asked to contact mgmt. at 624-4404 or Tony Congi at 579-8821.

## WANTED: DRIVER OF LATE MODEL TOYOTA TACOMA



The truck shown in last month's Round Up has been identified as a gold, late model Toyota Tacoma. The truck did burn outs on the grass in front of both pools. The drivers appear to be of high school age.

Anyone with information leading to the arrest and conviction of these vandals may be eligible for a reward. Call 624-4404 with info on the truck's owner. Thank you.

## Bring Back The Breakfasts?

Do you miss those wonderful Saturday morning breakfasts? The comradery, sweet waffles and savory bacon? Shouldn't the board should bring them back?

Well, the board has their hands full with a myriad of repairs related to years of deferred maintenance. The NRCA now needs YOU to help!

**Please volunteer** to start a social committee. The NRCA needs homeowners to get involved. Call 624-4404 to volunteer for the Social Committee.

### **NRCA Fast Fact**

**The NRCA has the authority to remove weeds from neglected properties at the owner's expense**

### **Please Pick Up After Fido**

Dog droppings along Cactus Canyon are piling up at an alarming rate. Dog owners caught letting their pooch poop on the common areas may face fines.

Remember there are cameras in North Ranch.

Please dispose of dog droppings properly. Thank you.

# SHOULD GRASSY CORNERS BE REPLACED?

**Should the NRCA consider replacing some grass with desert landscaping?** That is the question appearing in an online survey at [www.nrca.tucson.com](http://www.nrca.tucson.com).

The question does not concern the entrances or pool area, just the grassy corners on Cactus Canyon Pass.

As of the date of this publication the results are as follows:

## **YES 54, NO 15**

The survey will stay open until June 10th so readers of the printed Round Up can still vote by calling 624-4404.

**Dozens of intelligent and provocative comments were submitted as well. Here are but a few of them:**

"We need to conserve water in any way possible. Also the desert landscaping doesn't die and look bad in the winter like the grass does. We think it would make the property more attractive while conserving our precious water supply here in AZ! "

"Makes sense. The Board is empowered to make these kinds of calls on behalf of the residents if the results lead to the betterment of North Ranch (and hold costs down to boot), but it's nice you give us opportunity for input (especially for those of us who have difficulty making Association meetings.) "

"The reason most people have purchased homes in this development is because of the unique beauty...especially the grass. This is not a retirement village nor a low main-

tenance. It is a beautiful neighborhood that we are proud of believe that the existing grass areas should remain to help increase the value of our homes. "

"Yes and I can already hear the dog owners whining. But beyond desert landscaping... under any mesquite tree, a combination of pavers and desert landscaping. Leaves, stems and seed pods are messy and require heavy cleaning two cycles per year.

And I don't know why the pool area and the entrances are not under consideration. A combination of grass and desert landscaping should be considered."

"Desert landscaping will save NR money that can be used for improvements in other areas, such as playgrounds. "

"Don't ram something down our throats! Do this: Hire a xeriscape architect to develop a long-range program of landscaping suitable for the Arizona desert. Join Tucson Water in a water conservation program, spearheaded by NRCA common areas and sell it to residents for their own property. Get some POSITIVE publicity which will help keep property values high. This is a WIN-WIN! "

"Grass reminds me of the Midwest...when I moved into North Ranch, grass was an amenity...we should keep it! "

"I have lived in North Ranch for 12 years. Have to admit, the lush green grass does look great at our entrances. However, I never thought it was practical for desert living. We need to conserve our water. I think ALL grass areas need to be eliminated. Since we don't

use reclaimed water, let's go for xeriscape landscape, as suggested in a previous comment"

"I am extremely happy to see some sense and citizenship on the part of those who came up with this proposal. There won't be any North Ranches around, sooner than you think, if we don't solve the water situation in Arizona. Three cheers for this idea. "

"We live in the desert. While the grass is nice, it is a waste of valuable resources. I would include the grass by the pools as well "

"Grass not only requires water (that's not free), but requires fertilizer, insecticide, and it takes time to seed and maintain (when pet urine burns it). Besides grass require cutting, trimming, and disposal (that's not free either). On a health issue: Grass creates pollen, lots of pollen that affects people with asthma and hay fever. Get rid of as much grass as possible. Let's accept the fact we live in a desert."

"I don't agree having too much of the desert landscaping. It is nice to see green every now and then. It is nice to visit Phoenix and see grass, trees and flowers all the landscaping we don't have in Tucson. Please don't get rid of the grass. "

"Hello, WE LIVE IN THE DESERT!! If you want green grass, move to Phoenix. Please remove ALL grass from subdivision and replace with desert landscaping."

**NORTH RANCH COMMUNITY ASSOCIATION**

**24 March 2008 Board of Directors Meeting 6:00 PM Nanini 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

Earl Washington – Secretary (absent)

Armand Millette – Director

Michael Holly – Director

(Note: AHOME management personnel Centuori and Russell also attended the meeting)

**Announcements**

President Resnick reminded Directors to follow meeting protocol to make the meetings more efficient. President Resnick left the meeting at 6:30 PM for medical reasons.

**New Business**

A **motion** to approve the minutes from the 2/22/08 board meeting with changes naming managers present passed unanimously.

A **motion** to approve the \$1190.00 Groundskeeper proposal to feed 33 date palm trees passed unanimously.

A **motion** to table a tree cutting proposal passed 4 to 1.

A **motion** to approve the Sonoran Sweeping proposal for \$990 per street sweep with on call rate of \$85.00 per hour passed unanimously.

A **motion** to approve a proposal from AV Specialists to install new accent lighting at the Thornydale entrance for \$9776.90 passed unanimously.

A **motion** to approve a proposal from AV Specialists to install cameras at the small pool for \$3155.85 passed unanimously.

A **motion** to approve a proposal from Blue Coyote Painting to paint the rusted fencing around the pool areas for \$5450.00 passed unanimously.

A **motion** to approve a proposal from Santa Rita Landscaping to cut a swath around the basketball court to help keep dirt off the court for \$879.02 passed unanimously.

A **motion** to table a proposal from Santa Rita Landscaping to replace rusted steel edging around the pools until a proper estimate is provided passed unanimously.

A **motion** to approve a proposal from the Brown Law Group to provide email legal advice, through an administrative retainer, for \$50.00 per month passed unanimously.

A **motion** to approve a proposal from the Brown Law Group to provide collection services for unpaid assessments passed unanimously.

**Financial Report:**

Treasurer Schirmer reported that all NRCA tax returns were filed.

**February 2008 Financials as reported by Treasurer Schirmer:**

|                             |           |                       |          |
|-----------------------------|-----------|-----------------------|----------|
| Monthly Income              | \$44,865  | YTD Income            | \$87,507 |
| Monthly Expenses            | \$47,816  | YTD Expenses          | \$76,032 |
| Net Monthly Surplus/Deficit | (\$2,951) | Total Surplus/Deficit | \$11,475 |

**Homeowner Comments:** A homeowner asked if and when his wall would be repaired. Two homeowners attended the meeting.

**Adjournment:**

A **motion** to adjourn passed unanimously at 7:05 PM

**Did You Know?**

Security guards at the pools get their instructions from the NRCA. They do not make up the rules but follow post orders set up by the NRCA through the Security Committee.

**The guards have the authority to enforce the rules (whether or not a sign exists).**

The guards also have nothing to do with landscaping or pool repairs and cannot answer questions about those subjects.

If you have a question about landscaping or pools please call the mgmt. company at 624-4404.

**NRCA Fast Fact**

**Under AZ law, children are allowed to play in the private streets of North Ranch**

**Did You Know?**

Any improvements visible from the street requires approval from the ARC Committee. Forms are available online or from the mgmt. Company.

**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 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 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)**