

The Round Up

March 2007

Haven Mgmt, Board to "Get Well"

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Haven Community Mgmt

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Haven Management's Kim Rubly threatened to terminate her contract with NR May 1st. Rubly expressed frustration working with the board of directors and community but offered no specifics other than not being notified about palm tree fertilization.

Rubly told the board "I hear a lot that I don't do anything and I've kind of had enough of it. To be criticized and excluded it just doesn't work."

At the 3/27/07 board meeting, the management report lasted 40 minutes. Homeowners and board members praised Haven Management for their professionalism but also criticized the company for a serious accounting mistake in which \$150,000 was listed incorrectly in the wrong bank accounts. A homeowner told the board and Haven that the mistake was a "pretty horrific error"

Most of you know that our North Ranch Community Association now has an official Web Page:

www.nrcaucson.com

You should be proud of this achievement, since most of you have the ability to speak out on any issue, and get the latest news about North Ranch.

and "unforgivable."

Board Vice-President Chaffee said "I am not pointing fingers, the communication between certain members of this board has been, at best not great" and told Treasurer Bill Schirmer that Rubly had "been getting it from you (Schirmer), Harry (Resnick) and Chris (Centuori) and she (Rubly) doesn't know what end is up, sometimes." A homeowner and former board member said he had seen board member Chris Centuori "micro-managing."

President Harry Resnick then told Rubly, "I'd like you to realize it is a two way street. When we make requests for you (Haven) to do something, you should either do it or tell us it's not being done."

The palm tree contract in question was negotiated by Landscape Chair and board

president Resnick who told Rubly, "I asked you in January (2007) to get me a company to replace the company we used to have...a landscape company to fertilize and manage our trees and nothing has happened." Resnick said, "since you (Haven) didn't do it, I don't let the thing stand as is, I go out and look myself. Now tell me if I am wrong?"

Rubly of Haven replied, "No, you are right but I have not been able to do my job." Rubly continued on to say she had spent the last three months "putting out fires and cleaning up messes." Director John Garen offered to mediate the dispute during a 90 day "get well" period and characterized the situation as an opportunity. The board of directors and Haven agreed to Garen's proposal. Audio of the discussion is available on www.nrcaucson.com

Message From President Harry Resnick

This is controlled by our board, and includes our Newsletter. Important documents like Rules and Regulations, and will include our CC&Rs.

We also allow suitable advertising for members.

In addition important happenings, like security violations are also printed as they occur.

Saturday breakfasts and Garage Sale Day are also included. I encourage all of you to take advantage of this situation and make our Web Page a huge success.

Harry Resnick,
President

Landscaping Committee Report

The Landscaping Committee met on March 26th, 10:00 AM at the South Pool. Present were Tom Steinhagen, Sande Schirmer, Harry Resnick, Graig Priest (Eden Green), and Lynn McNeil (Eden Green). This gave us a quorum with three out of the five members present.

- Tree #45, with a weak crotch was suffering from a worm infection. Since we intend to save it, it was de-wormed by Classic Tree and Land. A chemical treatment was applied for \$325. Further work is scheduled on the tree in a forthcoming tree maintenance contract.
- A bid was received from Classic Tree and Land to fertilize all of our 33 palm

trees for a price of \$1485. This was approved by our committee.

- A bid to treat approximately 33 mostly large trees, is forthcoming from Classic Tree and Land
- Nine small trees were planted, eight on Cactus Canyon Pass, and one adjacent to the tennis court parking lot.
- There was a water leak on a timed line. Water was manually shut off to stop the local water flow. The

repair, to follow, involves patching the water line and replacing a defective water on/off relay.

- A dead, old Saguaro on Cactus Canyon Pass near Sky Ridge Loop will be taken down and removed by Eden Green.
- Decorative rock will be added to the common property north of 3434 Desert Bend Loop. This will fill in a small void.
- A hold was placed on the contemplated artificial turf test project as we have not heard, or received promised information from the company we are dealing with.

Harry Resnick, Chair



Calendar:

Garage Sale

April 21st

Breakfast:

April 28th

Board Meeting:

April 24th at S. Pool

Time TBA

Treasurer: NR Got "Ripped Off" By CPA in Audit

A homeowner asked if the audit of the association's books has been completed. Treasurer Bill Schirmer said "no, it hasn't." Schirmer said the same CPA firm has been doing the audit for the last four years and in the last audit (2005) there were three (3) mistakes. Schirmer said the CPA firm did not report information that Haven Management has produced and reported form 1099s for vendors that received the forms. Schirmer said, "they (the CPA firm) did not even state that in their re-

port, that's a big lacking that they did not do what they are supposed to do."

Schirmer said the auditor's report showed that the community paid a tax of \$45 when in fact it was \$960. "In my opinion, being an accountant and a treasurer, they (the CPA firm) did not do a very good job preparing the audit." The report cost the community \$3500.

Schirmer said of the audit,

"that is a rip off, for those CPAs to be paid \$3500, for them to do a lousy report like they did."

Schirmer said he was in the process of getting proposals from qualified CPAs who will do the "right kind of job" and will present the proposals to the board.

Note: Complete financial information will be posted to www.nrcatucson.com

Walls Committee Report

Chair Mary Zander reported committee members are out with cameras photographing and documenting problems with the walls. The photos will be turned

over to the contractors who do the repairs. Board president Harry Resnick presented the chair with a dozen or so names of masonry contractors

from a page he ripped out of the phone book.

Pools & Recreation News

Liquor OUT at Pools

In response to growing concerns about safety and liability, after a series of crime and behavioral problems at the pools, the NR board voted to prohibit the use of alcohol inside the pool gates and parking lot.

The rules change was delivered to Haven. As soon as the new community attorney Phil Brown approves the change signs will be posted at the pools.

New Pool Company

Rick James Pool Service was selected by the board as our new pool company. Tom Steinhagen, a 14 year NR

homeowner, is a certified pool technician and will perform the maintenance. Steinhagen, an avid pool user, has served our community for years on almost every committee, and is known as a meticulous, hard worker. Congratulations Tom!

Disappearing Deputies

The pool area has become a haven for drug users. The off-duty deputy patrol works on an "honor system." Pool key logs show the "Sheriff" entered the s. pool gate on March 9th in the early evening. That is the last they have been heard from.

Haven Mgmt was instructed to send the deputies to the

pools between 9:00 and 11:00 pm—the peak period for incidents. Haven said the deputies are not allowed to work those hours per the Pima County Sheriff, even through the "agreement" says they can patrol until 2:00 AM.

The committee reached a consensus that the security patrol is a waste of money. Deputies are paid \$25 per hour but the community has no control, input or authority over them.

The committee was prepared to ask the board to cease funding the patrol at the March board meeting but time ran out.

The committee will meet again 3/31 to discuss security cameras and private security.

Architectural Committee

Committee Chair Robert Chaffee asked Haven Mgmt what is being done about "the people with the tram-poline?"

The committee approved a new neutral paint color for the common walls. Four applications for home projects were approved, One was rejected.

Parking on Streets and Yards

The committee recommended the fines for parking in the streets and on yards be increased to \$50 per day

Get Involved by Joining a Committee!

Landscape Committee:

Contact Harry Resnick, Chair
297-4474

Architectural Committee:

Contact Robert Chaffee 572-6486

Walls Committee:

Contact Mary Zander 498-6410

Recreation Committee:

Contact Chris Centuori 784-9963

Social Committee:

Contact Inez Ross 744-9750

Streets & Lighting:

Contact John Garen 648-1828

Newsletter:

Contact Chris Centuori 784-9963

The NRCA Board wishes to thank our community's many volunteers for all that they do! Keep up the great work!

Streets and Lighting

An electrician took an initial look at the lighting system and was guardedly optimistic and is going to do a full evaluation of the lighting system for a cost of \$200. To add levity to the board meeting chair John Garen said "the streets are still flat and the sun is still shining."

Board Selects Phil Brown as Association Attorney

Phil Brown of the Brown Law Group was selected by the board to handle all legal work for the community. Congratulations Phil!



Vandalism is becoming a major problem in NR. If you witness any vandalism please call 911 ASAP!

**North Ranch
Community Association**

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www.nrcatucson.com

The Round Up is Online!

www.nrcatucson.com

If you have a computer with access to the internet you can now view the Round Up and the latest news and information about North Ranch on the official web page:
www.nrcatucson.com

If you would like to continue receiving the printed and mailed version of the Round Up please contact as before the July 1st deadline.

After July 1st the Association will only mail the Round Up to those who have requested it.

To continue receiving the printed Round Up call the editor at 784-9963 or contact Haven Management at 579-2596

