



NORTH RANCH COA
"THE FRIENDLIEST COMMUNITY IN THE WEST!"

The Round Up

May 2007

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LANDMARK BOARD VOTE MAY BOOST RESERVE FUND

For the first time ever in North Ranch, resale fees paid to the mgmt. company for years, will now be paid to the NRCA.. The board vote may boost our reserve fund by thousands of dollars at it is linked to real property sales.

Proceeds from resale fees will be set aside for emergency repairs and improvements to North Ranch common area and amenities..

The board voted unanimously to make the change at a Special Meeting held Monday May 16th 2007.

Depending on the number of real property sold in North Ranch, the board decision could result in an increase of thousands of dollars into our reserve fund.

Under ARS 33-1806c the association has the authority to set the amounts which cover all fees charged, when providing critical documentation to both the buyer and

MESSAGE FROM PRESIDENT HARRY RESNICK

NR signed up A.H.O.M.E. as our manager 5/10/07. They have been busy transferring data and boxes from Haven Mgmt.

A big feature of this change is that the board has developed a source for income on property sales, while reducing the cost to the home-

seller at resale.

North Ranch is required by law to provide the documentation at resale; documentation that we own, not the mgmt. company.

Up to now, the proceeds for the transactions went to the mgmt. company, although liability has rested with North Ranch.

It is believed ours is the first planned community in Pima County to figure out these proceeds belong to the community - not the mgmt. company.

"The proceeds from these fees will no longer be paid to a mgmt. company. They will now go to North Ranch."

Bill Schirmer, Treasurer

The prior mgmt. company charged homeowners \$200 per transfer fee when they sold their homes. Following the board vote, homeowners who sell their homes will now pay half as much

for the transfer fee.

Although resale fees are negotiable between the buyer and seller, the transfer fee has typically been paid by the seller. The amount of that fee is now half.

The new mgmt. company (A.H.O.M.E.) will charge the association \$35.00 to prepare the resale documents. The net to North Ranch will be \$180.00

For example: At this time there are six homes in North Ranch that are in the process of being sold. North Ranch will net \$1080.00 upon collection of resale fees. Below is a breakdown of the resale fees:

1. Transfer Fee \$100
2. Disclosure Fee \$40.00
3. Compliance Fee \$50.00
4. Document Fee \$25.00

Revised Statute 33-1806

A.H.O.M.E. can be reached by phone at 624-4404 or email azhomellc@aol.com

Your new contacts are Kristi Kempton, Office Manager and Jim O'Conner-Operations Manager

Harry Resnick, President

LANDSCAPE COMMITTEE REPORT

The committee meeting was held 5/14/07. Present were Tom Steinhagen, Chris Centuori, Harry Resnick, and Eden Green.

- Weeds and a seven-foot Desert Broom were found on private property. Letters will be sent to the homeowners

- Two common area trees were trimmed.

- Four bushes that froze to death will be replaced.

- Lawns were aerated and brown spots treated.

- A path will be cleared leading to the Thornydale

play area. The grass there will be watered once per week.

• Two large mesquite trees near the south pool were interfering with traffic. They were trimmed.

Harry Resnick, Chair

HAVE FUN IN THE SUN BUT PROTECT YOURSELF

Summer Fun - The temperatures are rising, school is getting out and we are enjoying the weather and being outside.

Dehydration:

In the summer, a combination of the heat and low relative humidity can rapidly lead to dehydration.

You can lose up to two quarts of water per hour if you are perspiring heavily. As a general rule, and especially when you are physically active, you

should drink plenty of fluids (water, fruit juice, lemonade, sports drinks) Avoid alcohol and caffeinated beverages (Ice-tea or soda when physically active

Heat Stroke:

Symptoms: faintness, fatigue, headache, nausea and flushed skin on your face or exterminates.

If untreated, it can lead to rapid pulse, lethargy (no energy) confusion and agitation. As soon as the signs appear,

you should rest in a cool place, increase fluids.

Websites of interest

www.azumc.com
www.azdhs.gov

Who is at risk?

People age 65 and over
People taking certain medications. People who drink alcohol. Infants and Small children.

By Diane-Marie Landsinger

Did You Know?

Any homeowner can write for the Round Up!

Contact the Editor to submit your article today!

KEEP YOUR GARAGE DOOR SHUT

We as neighbors must look out for one another. One of the most common things that people do is leave their garage doors open. Open during the day is one thing. Many criminals blend in with the surrounding areas and drive through looking for crimes of opportunity.

Home invasions are one of the easiest when a garage door is left open. Numerous items can be stolen from a garage without you even being aware that something is gone. You may go to use something days or weeks later and not find the item and wonder, "who did I loan that to."

Now leaving your garage open at

night is just inviting trouble. A burglar has all the time in the world to take what they want by coming into the unlit garage at night stealing whatever there is to steal. Again they can also enter your home through the garage door and catch you at your most vulnerable while you are asleep. You are more disoriented and can be overpowered much easier while sleeping in your bed.

How many of us leave our keys in the ignition of our car when we pull into the garage. I know I do. So easy for someone to just get in the car, let it coast out of the garage and then once on the

street start the car and off they go. You are none the wiser until morning when you are ready to go off to work.

When you see your neighbor's garage door open in the early evening and you know it has been open for sometime stop by and let them

know. This is what a neighborhood watch is all about, helping one another. Who knows you might get to know your neighbor better.

By Ron Friend

NORTH RANCH NEWS HIGHLIGHTS

Security Cameras, Guards Coming to Pools!

Cameras will be installed at the north pool which has become a haven to rowdies and reprobates. Security guards will also begin patrolling the common areas and pools from 4:30 to 11:30 PM, 7 days per week. The board voted to do this on 5/22/07 to help make our pools and amenities safer for all of us.

Wall Painted - Finally!

The common wall near Shannon that was repaired many moons ago was finally painted on 5/25/07. Special thanks to the new mgmt. company A.H.O.M.E. and the Walls Committee for taking care of this long-overdue item.

Locks Changed at Kitchen

Locks were changed at the South Pool Kitchen and Storage Room as a routine security precaution.

Over the years board members had been loaning kitchen keys to friends. Some of these keys were copied. This practice by the board was wrong and should not have happened.

One homeowner lambasted President Harry Resnick because she no longer had unlimited access to the kitchen area after the locks were changed.

For liability and security reasons, only authorized person-

nel have keys to the facilities.

"Taggers" Desecrate Slides

Parents beware. Profanity and obscene drawings are all over the playground equipment. Indelible ink was used by the vandals. The most offensive graffiti was painted over but the panels may have to be replaced anyway.

Pool Rules Being Enforced

Board members are enforcing the pools rules.

- Keyless youths are being expelled from the pools.
- Dope smokers and public exhibitionists are being reported to the authorities.
- The NO ALCOHOL rule is being vigorously enforced.
- Cars are being expelled from the parking lots.

RESNICK SURVIVES ATTACK BY KILLER BEES

On 5/15/07 30,00 Killer Bees moved into a pillar at the s. pool. Panic-stricken bathers fled for their lives and left valuables behind. Board president Harry Resnick was notified by hysterical residents.

Resnick phone a bee killer. who arrived and exterminated the bees quickly and humanely.

A few malcontent killer bees refused to cooperate and set

their sites on Resnick, attacking him from different angles. Resnick was stung in the face!

Residents should be vigilant and check their homes and yards for the deadly killer bees.

JOIN THE BOARD, SEE THE WORLD! (outside your front door)

Being a board member is a great way to serve North Ranch and meet nice and interesting people!

If you would like to be on the board please contact Harry Resnick 297-4474

Committee Heads:

Landscape Committee:
Contact Harry Resnick 297-4474

Architectural Committee:
Contact Ellen McCracken 579-2822

Walls Committee:

Contact Ellen McCracken 579-2822

Recreation/Pools/Security

Contact C. Centuori 784-9963

Social Committee:

Contact Ellen McCracken 579-2822

Streets & Lighting:

Contact Doug Knox 742-6330

Important: Payment Info For Monthly Dues

Please send monthly assessment payments for May, June and July to:

North Ranch C.O.A., P.O. Box 85160, Tucson AZ, 85754

Please be sure to include your name, address, lot number and phone number. If you currently have your assessments deducted from your bank, **please contact your bank immediately and have these payments terminated.** AHOME will be providing an option to you in the near future. You will be notified about this process as soon as the new banking system is put in place.



**It's Still Snake
Season!**

**If you see a
poisonous snake in
your yard call Rural
Metro's Reptile
Removal Hot Line!
624-9913**

North Ranch COA

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www.nrcatucson.com

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LOG ON TO THE COMMUNITY WEBSITE!

www.nrcatucson.com

Those who have internet can view the Round Up online for the most up-to-date news about North Ranch! As of the date 74 residents have signed up for the printed version. Over 120 receive the emailed Round Up.

After July 1st the NRCA will only mail the Round Up to those who have requested it. Money saved by reducing the mailings can be used to help keep North Ranch beautiful!

To continue receiving the printed and mailed Round Up call the editor at 784-9963 or send an email to northbranchchris@yahoo.com

The deadline for sign-up is July 1st.

HATE THE ROUND UP? DON'T WHINE TO YOUR NEIGHBORS, WRITE AN ARTICLE INSTEAD! There is virtually unlimited space on the website for different points of view and interesting articles. If you have a flair for writing submit your articles to the editor....northbranchchris@yahoo.com or call 784-9963

