

The Round Up

November 2008

Board of Directors Contact Information

President

Harry Resnick - 297-4474
Landscape Chair
hmresnick@yahoo.com

Vice President

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

Treasurer

Bill Schirmer - 579-7052
Newsletter Editor
schirm2377@aol.com

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
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 !

12/18/08 6:00 PM

NW YMCA

THREE (3) RUN FOR TWO BOARD SEATS

Executive Experience

Harry Resnick, a retired rocket engineer and business executive is running for reelection. Harry's extensive executive experience has helped him preside over one of the most dynamic and forward-looking associations in the state.

Under Harry's leadership the NRCA has embarked on a number of policies and programs which have enhanced the quality of life in the community including:

- Landscaping improvements
- Pool improvements
- Safety and security

FIRE TAX RESULTS IN BIG GOVT HANDOUT TO DISTRICT

Direct from the lavish new offices of the Mt. Vista Fire District, head honcho Mike Treece extolled the virtues of the recent merger of fire districts and tax increase. Treece performed with PowerPoint, a laser pointer, hand gestures and vocals.

Treece explained how the annexation of NR and doubling of our taxes helped the fire district *also double their budget* from 900k to \$1.8 million!

The inflated budget numbers made the district eligi-

- Conservation
- Street repair

Man of the People

Earl Washington's thoughtfulness, intellect and pleasant demeanor are like an anchor of civility at BOD meetings. What many do not know about Earl is the many hours he spent earlier this year revising and simplifying the NR ARC Rules.

Thanks to Earl's leadership the NRCA has implemented a user-friendly system for ARC requests that requires very little of the homeowner in terms of red tape and paperwork,

and encourages self-enforcement. Most ARC requests can be approved in 24 hours or less. Before Earl's involvement the turnaround was 30-90 days!

Also Running

14 year resident **Dan Jones** served on the ARC committee for 6 year.

Dan wants to serve on the new board to protect our property values and to keep homeowners advised on county, board, or district actions.

Dan can be seen looking walking Cactus Canyon every day.

ble for a government handout (called FDAT, also paid for by the taxpayer) which would cover 20% of budgeted expense.

A new state-of-the-art fire house, paid for by NR taxes, is scheduled for construction at Overton and Shannon, but not before the fire district takes out a loan for another \$5 + million dollars. Treece said the existing fire house on Thornydale next to Sonic was too far for response teams to

make it to NR in six minutes. NR board members Tony Congi, Earl Washington and manager Chris Centuori asked Treece how the district expects to pay for the new fire house if revenue targets are not met due to dropping home values (which reduces the overall tax receipts). Treece had no answer. One has to wonder if NR will be left holding the bag for loans if tax receipts plummet. Questions: Call Treece at 575-4087.

OCTOBER 2008 BOD MEETING MINUTES

Neighborhood Watch Still Needs Your Help!

Homeowner Sheila Jackson is working with the Pima County Sherriff's Dept to revive the Neighborhood Watch Program in NR.

If you are interested in the Neighborhood Watch Program please contact the mgmt company at 624-4404 x 115 and you will be put in contact with Sheila. Thank you!

Questions on Dues?

Call 624-4404 x

113 or email

[linda@](mailto:linda@azhomellc.com)

azhomellc.com

Did You Know?

NRCA manager Chris Centuori makes his mobile number available to ALL NR residents? Calls are usually returned within 24 hours. Chris's number is 784-9963. Please do not call after 5:00 PM unless there is an emergency.

October 28th, 2008 6 PM South Pool

Call to Order: 6:01 PM

Roll Call

Harry Resnick - President
Tony Congi - Vice President
Bill Schirmer - Treasurer Earl Washington - Secretary
Armand Millette - Director
Mike Holly - Director

Presidents Message: President Resnick announced the NRCA annual meeting will be held January 26th, 2009 at 6PM at the Oro Valley Library. President Resnick stated deadline for candidates to be place on ballot for election to the Board is Nov 10th 2008.

Financial Report:

As of September 30, 2008

| | | |
|-----------------------|---------------------|----------|
| YTD Income | \$399,109 | |
| YTD Expenses | \$472,649 | |
| YTD - Deficit | (73,540) | |
| Balance Sheet | | |
| Assets Operating A/CS | \$110,850 | |
| Reserve A/CS | \$319,872 | |
| Total | \$430,722 | |
| Other Assets | \$95,462 | |
| Total | \$526,184 | |
| Liabilities | Prepaid Assessments | \$31,982 |
| Equity | \$494,202 | |

A motion to grant the NR Treasurer ability to a one time write-off of miscellaneous homeowner debt totaling less than one month's current assessment fee passed by a vote of 6-0

A motion to approve the NR 2009 Budget proposal to include a 5% increase in assessment dues passed by a vote of 6-0. The calculated monthly assessment will now be \$60.50

A motion to approve Santa Rita Landscaping Job proposal #4100529 in the amount of \$883.96 passed by a vote of 6-0.

A motion to approve Santa Rita Landscaping Job proposal #4100530 in the amount of \$1054.69 passed by a vote of 6-0

Santa Rita Landscaping job proposal #4100128 was tabled for further discussion.

A motion to accept Steven Courtney Contractors bid of \$2660.00 for pool pump door repair/replacement passed by a vote of 6-0.

A motion to accept Janitorial Services Contract proposal submitted by Jim Noble passed by a vote of 6-0.

A motion to accept the September 10, 2008 BOD meeting minutes passed by a vote of 5-0.1 abstained (Schirmer abstained. Was not present at 9/10/08 meeting).

A motion to amend the publication frequency of the North Ranch Newsletter to a bi-monthly format failed.

A homeowner submitted a letter to the BOD for consideration of amending the operation hours of the South Pool

Adjournment A motion to adjourn passed by a vote of 5 - 0 at 7:00 PM

DO YOU EVEN KNOW WHAT'S GOING ON IN NR?



My good neighbor Imus Knott has a lot of opinions and ideas about things going on in the neighborhood.

Why just this week he told me that the pools had been drained and closed by the Board for the winter to save money. Somehow this didn't add up. I knew that work at the pools was happening but were they really shut down for the winter?

Then the phone started ringing off the hook!....Axel G. Reese, Sam Minilla and others

called to gripe about how the board was taking away their amenities. They were real sore! Even Hy Ball's wife Snow, who never gets sore unless her cable goes out on Saturday night (when Lawrence Welk is on channel 6) called to complain. Mrs. Ball told me the pools were gonna be "**closed permanently!**" Now I was getting sore myself!

Thankfully Mrs. Homeowner got back from her bridge game as I reached for the Maa-lox. She reminded me about the story in the Round Up about making the pools compliant with some newfangled, government safety jazz; and that they were to reopen as soon as the work was done..

They weren't being closed for the winter, like Imus said.

It seemed Imus was just run-

ning amok spreading rumors about the pool because he assumed something that simply wasn't true.

Mrs. Homeowner says when I make assumptions I usually make an...uh...well maybe I can't repeat what she says here in this family newspaper.... but she is right. In fact, **Mrs. Homeowner is ALWAYS right!**

Poor Sam Minilla, who is a swimming nut when he is not bird watching, was especially upset by the rumor and had to take two Tyle-nols.

Peoples, get involved in the community and find out what is going on before spreading rumors that will upset your neighbor, if you know what is good for you.

Help Lines:

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

My neighbor is a pig and throws chicken bones out his window
Call DEQ 740-3340

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

GET INVOLVED! HELP CRACK EGG THROWING RING

On 11/29, 12/5 and 12/6 several homes and vehicles in Ironwood IV, Catalina I and Catalina IV were egged by vandals. Reports surfaced of youths tossing white eggs with yellow yolks from a small green car on Sky Ranch Trl at about 9:00 PM on 12/6. PCSD and the NRCA are investigating.

At press time, A Citizen's Egg Patrol (C.E.P.) is being established to conduct Spot Egg Checks on the weekends. To volunteer for the C.E.P. call 784-9963.

Notice to Egg Throwers: The NRCA will hunt you down and will not rest until you are prosecuted to the fullest extent of the law, and punished

for your misdeeds. We always get our man and will be in touch soon.

Sawmill Wall Clean-Up

Tons of rotting prickly pear, noxious desert broom, rats, snakes, bugs, and other foul matter were removed from the embankment behind Sawmill Springs. Next up: The west end of Sky Ridge Loop and the east end of Thundercloud Loop!

Parking Violations

Since the NRCA adopted a simple parking policy in 2007, we are happy to report parking problems have almost disappeared. A few problems do exist but they involve parking on yards or gravel. The NRCA Parking Permit Program (PPP) is also working well. Residents

with temporary parking situations such as guests or a downed vehicle have taken advantage of the program, with very little abuse. If you need a parking permit please email chris@azhomellc.com or call Chris Centuori at 784-9963.

Pool Upgrades Done

The NRCA pools are compliant with all federal safety decrees. Between 12/1 and 12/5 and 5th Aqua Solutions drained all pools and spas, installed new drains, patched the area and refilled them. NR was put at the top of the list to do the job before the 12/19 deadline! Thank you Aqua Solutions!

It's a Fact!

ARC Forms must be submitted prior to

exterior

improvements

Source:

Governing Docs and NRCA

"Fast Facts Fast FAQ"



NRCA FINANCIALS

Year to Date 10/31/08

Income \$440,823

Expenses \$499,109

Deficit \$(58,286)

Cash In Banks
\$442,298

Total Equity \$509,456



North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

Ph: 520-624-4404
Fax: 520-792-0377

www.nrcatucson.com

Merry Christmas and Happy Hanukkah!

ERROR CORRECTION:

The letter enclosed with your 2009 coupon book contained an error in the paragraph explaining the options for paying your assessments. The correct payment amount for 2009 is \$60.50.

CLARIFICATION:

If you already participate in Direct Debit (ACH), you do not need to do anything. We will automatically adjust the withdrawal in January to reflect the increase.

Please contact Linda Grimes, 624-4404 x113 or linda@azhomellc.com with any questions.
We apologize for any inconvenience this may have caused.