



The Round Up



November 2010

Board of Directors

President

Earl Washington - 219-3964
ewash21@msn.com
ARC Committee

Vice President

Tony Congi - 579-8821
Landscape/Walls/Rules/Security
Committee Chair, Finance Com-
mittee. ARC Committee
saandtc@netscape.com

Treasurer

Bill Schirmer - 579-7052
Newsletter Editor, Finance Com-
mittee Chair, Streets/Lighting,
schirm2377@aol.com

Director

Dan Jones - 579-1371
ARC Committee Chair
Pool/Rec/Tennis Committee
katndan2@comcast.net

Director

Lauren Gentzler - 531-9383
Security Committee
lgentzler@comcast.net

Director

James Sandrin - 529-4016
Pools and Rec Committee
jvsandrin@yahoo.com

Director

Zack Blair - 403-2556
zblair193@aol.com

Management

Arizona Home Owner's

Management Experts, LLC
PO Box 85160
Tucson AZ 85754
520-624-4404
520-792-0377 Fax
chris@azhomellc.com

For DUES Questions:
Call 624-4404 x 113

For ALL other Questions:
Call 624-4404 x 115

NRCA TAKES BOLD ACTION TO CURB POOL CHEM COSTS

Facing a whopping 35% increase in the cost of pool chemicals and supplies in 2010 compared to 2011, the NRCA Board of Directors made bold changes the way pool maintenance is handled in an effort to correct the problem.



From 1/1/09 to 10/31/09 pool chemical/supplies costs were \$6646.70. From 1/1/10 to 10/31/10 the costs were \$10,204.97!

Throughout the summer Directors Tony Congi and Dan Jones conducted exhaustive analysis of pool company invoices, NRCA financial reports, and pool chemical pricing. The Directors findings were presented to the pools and recreations committee and Board of Directors, with recommendations for the NRCA to begin purchasing chemicals/supplies directly and changing pool maintenance companies.

"We don't have any way of tracking the amount of chemicals" said Director Tony Congi. "What's to stop a pool company from taking the chemicals that are delivered to us and using it at another loca-

tion? We want somebody in there we can trust."

The Board voted unanimously to change pool companies to C Pools, owned and operated by North Ranch resident Chris Centuori, who is certified by Pima County to operate pools.

All pool chemicals and supplies will now be purchased by the NRCA directly from a wholesale supplier at wholesale prices.

The move is expected to save the NRCA thousands of dollars, helping to keep assessments down.

Per Attorney: No Conflict

The move was not without some controversy. While owners at the meeting were supportive of the idea, others who did not attend were upset at the idea of Centuori cleaning the pools because he is also the Community Manager, even calling it a *conflict of interest*.

President Earl Washington contacted to Association attorney to inquire if indeed any conflict existed. The Association attorney said neither the individual directors

nor the Association have a conflict of interest if the Board interviews a vendor owned by the same person that is the manager.

President Washington questioned whether Centuori had backup people who could clean the pools in his absence and whether another pool company could be hired in case another change was needed. Director Lauryne Gentzler and owner Selena Stein said they completely trusted Centuori to do a professional job.

To accommodate concerns Centuori modified the proposal on the spot to a 90 day contract and removed a 30 day notice of termination. This would permit either party to terminate the agreement immediately if need be. Centuori also said he had backup personnel on call in case he was unable to clean the pools due to illness or travel. Repairs will not be handled by C Pools.

C Pools will report directly to the Pools and Recreation Committee Chair Dan Jones.

NEW FEATURE: NORTH RANCH RESIDENTS WHO CARE

The Westberg's - Guardians of the Pools.

Harold and Marion Westberg have lived in North Ranch almost since the beginning of the development. Harold is a retired member of the Chicago Police Department. While he may not be chasing down Al Capone anymore Harold now puts his keen eye to use report-

ing items in need of repair at the pools and ramadas. Harold and Marion are some of the unsung heroes of the community, helping to maintain the high standards at the pools North Ranch resident have come to expect.

Whether it be a dead clock

battery, a warm water fountain, or a malfunctioning mister the Westbergs go above and beyond the call of duty to assist the NRCA.

Harold and Marion can be seen at the big pool almost every day between 10 and 12 noon.

Thank you Harold and Marion for caring so much!

**NRCA Anti- Crime
Team Leaders**

Ironwood I - None
Ironwood II - Tony
Congi
Ironwood III - Chris
Centuori
Ironwood IV -
Miriam Rico
Moon Ridge - Har-
old Westberg
Mesquite I - None
Mesquite II - None
Catalina I - None
Catalina II - None
Catalina III - None
Catalina IV -
Lauryne Gentzler

HELP WANTED!

Call 784-9963 to join
the Anti Crime Team

MINUTES FROM JUNE 2010 BOD MEETING - Approved October 26th, 2010

North Ranch Community Association

Board of Directors Meeting

June 14 2010 6:00 PM South Pool

Minutes

Call to Order

The meeting was called to order at 6:00 PM

Roll Call

President Earl Washington - Present

Vice President Tony Congi - Present

Treasurer Bill Schirmer - Absent

Director Dan Jones - Present

Director Lauryne Gentzler - Present

Director Jim Sandrin - Present

Director Katie Walker - Absent

Director Zack Blair - Present

Management Report

The management company presented a status report on the Catalina 1 repave and pulverizing project and that documents and audio pertaining to the project had been posted to the website.

Old Business - New Streets Discussion

Owners and the BOD participated in a discussion pertaining to the selection of Bates Asphalt to pulverize and repave Catalina 1.

Some streets committee members were upset that the BOD selected Bates and the pulverizing and repaving method instead of Sunland Asphalt and their polyseal product, and that the manager had visited other communities to check the quality of various asphalt products.

The BOD explained that pulverizing and repaving (new streets) was more cost effective and could last 25 years if properly maintained, whereas other products such as polyseal could last only 8-10 years and would simply cover up the failing asphalt.

Owners were invited to listen to the web audio of the prior meeting and study the web documents and reserve study to better understand the basis of the BOD's decisions. The BOD explained that the AHOME manager is contractually obligated to assist the Association in reviewing all proposals from contractors, and that checking the quality of contractor's work is a necessary step in the due diligence process.

New Business

Motion made and seconded to approve the May 25th, 2010 Board Meeting Minutes. Motion carried unanimously.

Adjournment

The meeting adjourned at 7:50 PM

- End Minutes

BOARD MEMBER WALTER RESIGNS

Director Katie Walter resigned from the North Ranch Board of Directors. Katie was very helpful volunteering her knowledge and experience during the bidding and selection process for the Catalina 1 new streets project.

Thank you Katie for you service to the Community!

**NOTICE OF
MEETING OF THE
NRCA BOARD OF
DIRECTORS
11/23/2010
6:30 PM
ORO VALLEY
LIBRARY**

**Community Ga-
rage Sale Big Suc-
cess!**

The North Ranch
Fall Garage Sale
was a HUGE suc-
cess!!!!

THANK YOU Cathy
Maslonka for or-
ganizing it and
Kim Brown for
helping to put up
notices on mail
boxes.

LET'S ALL BE THANKFUL FOR WHAT WE HAVE



It is nice to be back in our North Ranch home and away from Minnesota...brrr. One of the best things about living in our North Ranch home is I get to know people who are from all over. Take my neighbor Dez Grundeld. Dez is from LA, or as Dez calls it, Los Angle-Eeez.

Every summer Dez goes to Oxford to visit his son and beautiful grandchildren. Dez says he might not go there no more on account of his son owning some kind of hot rod motorcycle shop. Dez says it's "too noisy" and "full of roustabouts." I tell him it is wonderful that his son has a job in today's economy.

Dez likes to reminisce about his days working as sales manager at a parking meter manufacturing plant. You should see Dez's eyes light up when he talks about all the parking meters sold to the city of LA. Makes sense with all the cars out there!

At the end of Dez's story he always tells how he had to retire 'early' when the company moved their plant to Mexico because of high CA taxes and how mad he is about that. Dez's union negotiated a fat pension with full benefits for Dez.

Some of my North Ranch neighbors aren't so lucky and had to come out of retirement and take second and third jobs flipping burgers, just to make ends meet. It is no different for Mrs. Homeowner and I. Our retirement portfolio took a big hit. It looks like we have to sell our small house in Minnesota and I may have to send Mrs. Homeowner back to work. I already told her to put in an application at Target.

Last Monday morning my doorbell is ringing like crazy. It was Dez. He was sore, real sore. He was talking real fast repeating over and over that the Association "wasn't doin nothin, wasn't doin nothin, wasn't doin nothin, wasn't doin nothin, wasn't doin nothin!"

Dez said the board and mgmt. company are "lazy" and haven't fixed the cracks on Cactus Canyon Pass and that the "grounds" are "going to pot," and that nothing around here is being maintained. He even told me how the board rejected his idea 4 years ago to install parking meters at the pool parking lot, and that they still won't put a speed bump in front of his house and they won't paint a new curb number either, and now the ambulance won't be able to find his house at night. Dez's head looked like it was about to explode. I was glad it was daytime in case an ambulance had to come to pick up Dez right then!

Maybe Dez was feeling run down from the drive back home so I gave Dez a bottle of pop and some Ironized Yeast Tablets that I bought on clearance at Dayton's. I take one when I need extra pep.

I said goodbye to Dez and he went on to give my other neighbors a piece of his mind.

I decided to take a nap, but not before directing Mrs. Homeowner to contact the Association to find out if it was true, that nobody was "doing nothing" while we were away for the summer.

After I woke up there was all this scratch paper next to me with a list of things she found out from the Association lady, the one with the nice southern accent. I always wanted to visit the South. The farthest south I've been is South Chicago and I was darn lucky to make it back home to Minnesota too! Don't go there, if you know what's good for you!

This is just some of what Mrs. Homeowner had on her list of things that were done around here while we were away:

- **New roads** were put in Catalina 1 by the big pool.
- Over 100 cactus plants were planted.
- All the backflow valves, whatever they are, were tested.
- New **bubbler**, fans, switches, lights, flag, pool lights and new wiring at the big pool ramada. My pal Harold really likes the new bubbler!
- Killer bees were hunted down and killed all over North Ranch. Mrs. Homeowner is allergic to bees so she really appreciated this.
- All 33 palm trees were pruned and look swell.
- A new spa motor was installed at the big pool and new pressure valves put in.
- Walls were rebuilt around the community.
- Tennis court lights were replaced - they had to use a Super Upper to do that!
- New ladies room door at the small pool, new table and umbrellas too (on the kool deck not inside the ladies room!).
- The crime watch patrolled the streets of North Ranch every night for 90 days!

And the list went on and on. I am surprised Mrs. Homeowner wrote all this stuff down for me, but that is why she is Mrs. Homeowner! I also found out Cactus Canyon Pass is not even owned by the Association. The cotton-pickin Pima County owns it!

Poor Dez, if he would only put things in perspective he might be a little more relaxed.

As for me, I will be at the small pool getting a sun tan all 'winter. Peoples, let's all be thankful for our families, friends, and what we have here in North Ranch!

If we know what's good for us!

Help Lines:

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

My neighbor doesn't pick up after his Rottweiler: Call Animal Control 243-5900

Need ARC Approval?

Call AHOME 624-4404

OR go online at www.nrcatucson.com to submit the ARC Form for immediate processing.

Elections

If you wish to run for the NRCA Board of Directors please call 624-4404 for information

NRCA WINS IN COURT

The NRCA was awarded a judgment against a Lot Owner for unpaid parking violations and is collecting the fines. The owner ignored all attempts to communicate so the NRCA had no choice but to go to court.

If you get a violation letter and need assistance please contact the NRCA at 624-4404

North Ranch COA

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Tucson, AZ 85754

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Fax: 520-792-0377

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Happy Thanksgiving!

QUESTIONS ON DUES?

Please contact Linda Grimes, 624-4404 x113 or linda@azhomellc.com with any questions.

QUESTIONS ON MAINTENANCE, REPAIRS, RULES?

Please contact Chris Centuori at 624-4404 or chris@azhomellc.com

GET INVOLVED! WRITE AN ARTICLE FOR THE ROUND UP!

CALL 624-4404 TO SUBMIT AN ARTICLE.

www.nrcatucson.com