



# North Ranch Round Up

## HAPPY DAYS HERE AGAIN! NRCA BOARD LOWERS MONTHLY DUES TO \$55!!!

**NOTICE OF MEETING  
OF THE NRCA BOD**

**Monday**

**Nov 21st 2011**

**6:30 PM**

**Oro Valley Library**

**Questions?**

**Call**

**624-4404**

**See you there!!!**



2012 to \$55 per month.

Despite the reduction, the Board approved a budget with a projected surplus of \$8980.00!

Through a few years of hard work and financial planning the NRCA is in a favorable financial position so that needed repairs and upgrades can take place, and dues can remain reasonable.

The Board has also

steadfastly acted against pet projects or personal agendas, which can typically waste a lot of homeowner's money, in favor of a global approach for the benefit of ALL homeowners.

**Director Congi's motion to approve the 2012 budget including the reduction in assessments was approved unanimously by the Board of Directors.**

In a time when many North Ranch homeowners are struggling just to make ends meet, your North Ranch Board of Directors reduced the monthly assessments for

### Owners Responsible For Damages Cause By Tenants

Ever wonder who is responsible if a tenant or guest of a Lot owner causes damages to the North Ranch common area? The answer is in the CCRs Article X, Section 2 is clear: The Lot owner is responsible for all costs incurred.

Section 2. Assessment of Certain Costs of Maintenance and Repair of Common Areas and Public Areas. In the event that the need for maintenance or repair of Common Areas and other areas maintained by the Association is caused through the willful or negligent act of any Member, his family, guests, invitees or Designees, the cost of such maintenance or repairs shall be added to and become a part of the Assessment to which such Member and the Member's Lots or Parcel is subject and shall be secured by the Assessment Lien. Any charges or fee to be paid by the Owner of a Lot or Parcel pursuant to this Article in connection with a contract entered into by the Association with the Owner for the performance of an Owner's maintenance responsibilities shall also become a part of such Assessment and shall be secured by the Assessment Lien.

7829

554

-31-

~~7718 352~~

**Get  
involved!**

**RUN FOR THE BOARD!  
SEE THE POOL PUMP  
ROOM!**

Joining the North Ranch Board of Directors is a great way to get involved in the community and get to know your neighbors!

If you wish to run for the 2012 North Ranch Board of Directors please notify the management company AHOME no later than December 1st 2011.

Please provide a short, written biography that can be published on the website and in the newsletter.

Contact AHOME at 624-4404 or via email [chris@azhomellc.com](mailto:chris@azhomellc.com)

# June 2011 NRCA Board Meeting Minutes

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North Ranch Community Association

Board of Directors Meeting

6:30 PM June 15th 2011

NRCA Large Pool Ramada

## Minutes

### Call to Order:

The Meeting was called to order at 6:30 PM.

### Roll Call:

President Dan Jones - Present

Vice President Tony Congi - Present

Treasurer Earl Washington - Present

Director Lauryne Gentzler - Present

Director Jim Sandrin - Present

Director Zack Blair - Present

Director Mark Wurz - Present

### New Business:

Motion made and seconded to approved the Chula Vista Landscaping new poly line proposal for the common area from Stageline to Thornydale. Motion carried unanimously.

Motion made and seconded to approve the minutes Approval of minutes from previous meeting May 17th, 2011. Motion carried unanimously.

Motion made, seconded and approved unanimously to approve a change to the NRCA Architectural Rules - Detached Structures (see below):

Any enclosed structure rising above the height of the party or community walls cannot exceed 8 feet 6 inches in height after setup. This includes but is not limited to, pool houses, storage sheds, potting sheds, and playhouses. The exterior walls must be stucco finish and painted the body color of the main residence with windows and door trim painted to match the home trim. The roof of the structure will have tile or simulated tile of a color to match the roof of the house. Structures may only be placed in side or rear yards. Placement must be at least 48 inches from all walls. The structure must not adversely affect the drainage of the property, and/or walls due to runoff. Prefab structure kits will be considered on an individual basis. Colors of prefab units would be allowed to deviate from those listed above provided the colors meet the criteria of conforming to the harmony of the environment as it relates to the desert background of the community. The criteria would also apply to the overall construction of the structure. In all cases, prior approval of the ARC committee is required prior to placement of any structure. Any prefab structure approved, must be properly maintained as per NRCA standards and guidelines.

### Management Report:

The Community Manager reported on Small Pool Drain Covers. The BOD and management resolved to meet at the management company office's storage area to discard/shred unneeded documents.

### Financial Report:

July 2011 Income \$44,239.31 - Expenses - \$30,474.70 Net Surplus \$13,763.61

### Homeowner Comments:

Six owners attended the Meeting and participated in discussion of all agenda items.

### Adjournment:

Motion made and seconded to adjourn the meeting at 7:15 PM. Motion carried unanimously.

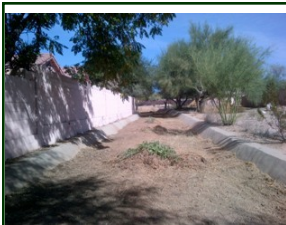


**NRCA  
COMMUNITY  
GARAGE  
SALE!**

**SATURDAY**

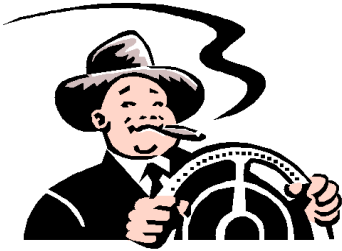
**NOVEMBER 12TH**

**7AM - NOON!!**



**WASH CLEAN  
UP UNDERWAY  
AT THUNDER-  
CLOUD LOOP /  
BEHIND SKY  
RIDGE LOOP -  
PONY TRAIL  
AND BEHIND  
SKY RANCH  
TRAIL.  
KEEP UP THE  
GREAT WORK!**

# LET'S TRY TALKING TO OUR NEIGHBORS FIRST



Just last Saturday while Mrs. Homeowner was outside pulling weeds my doorbell started to ring like crazy. I was watching my video of the Dean Martin roast that my grandson Swen Jr. got me for Christmas. Red Buttons was doing his hilarious routine on how he never got a dinner, just some stale cocktail peanuts. I didn't want to get up from my easy chair, mind you, but the doorbell just wouldn't stop ringing.

It was my old neighbor, Buzz E. Botty. I don't see Buzz a lot anymore since he moved out of his North Ranch home and up to a fine gated community on the golf course about 3 years ago. He visits once per month to look at his rental, where he used to live. Buzz's tenants are swell folks who even invited Mrs. Homeowner and I to their home a few weeks ago to watch the Olympic hockey. Mrs. Homeowner made her world-famous potato salad.

Seems Buzz is always sore about something...be it the falling real estate prices or his neighbors here in North Ranch. Poor Buzz. He said he was very angry at the association for not *enforcing the rules*. I was surprised to hear this as I got a friendly reminder for the weeds in my yard after the heavy rains. That's why I sent Mrs. Homeowner outside to pull them.

I also see the Association is busy taking care of weeds in the common areas. All the southwestern-turquoise-colored weed spray on the ground tells me that the board of directors and management are doing their best to keep North Ranch beautiful. We

homeowners have to do our part too.

Buzz went on to say that the neighbor directly behind his property had gone to Home Depot and purchased a Char Broil barbecue with a propane tank. As for me, I prefer charcoal over propane. There is just simply no substitute for charcoal cooked burgers and hot dogs, especially with some of Mrs. Homeowner's potato salad and a cold, crispy kosher pickle.

Buzz said that the propane grill was a fire hazard and could explode like a bomb at any time and burn down his rental property. He said he had called the association and that they wouldn't do nothing for him.

He then told me about all the other "violations" in his neighbors back yard:

- A plastic wading pool. Buzz said they had no kids and were using the pool to wash their dog...a schnauzer.
- A hummingbird feeder. Buzz said his dues at his other property cover membership to the desert museum and there are plenty of hummingbirds there.
- A red gazing ball in a planter. Buzz said was not an approved color and the glare is a nuisance.

He even sent certified letters to the association to report this and said that the association wasn't doing their job if they didn't force his neighbor to remove the items. None of these things could be seen by Buzz or anybody else unless you looked over the backyard wall.

Then he told me he heard that the owner of the property was considering putting in a hot tub, which Buzz said would attract "musicians and other undesirables" to the community. I don't get mad easy but I played the pipes for years in Minnesota for the Knights of Columbus. Buzz was hitting a little too close to home. I didn't like the way he looked with his face beet red and veins popping out of his neck. I

thought he was going to explode and raise my homeowner's insurance premiums...so I said goodbye.

Buzz wasn't finished. He then repeated his gripes ad nauseam to Mrs. Homeowner, while she was still pulling weeds in the front yard - sweating in the heat.

Mrs. Homeowner was so upset by Buzz she needed a cold ice tea to calm down. She was now worried that Buzz would turn us in to the association if he saw the Adirondack deck chair she got for my birthday - the one she put on the patio for me so I can smoke a cigar in peace.

I called my niece Hedda who graduated from Hamline U law school in St. Paul and invited her over for lutefisk. Hedda said don't worry about Buzz because the association was doing a fine job enforcing the rules in a reasonable way. Mrs. Homeowner was so relieved we all rode in Hedda's Buick down to Dairy Queen. Mrs. Homeowner bought Hedda a Buster Bar.

Poor Buzz. Too bad he spends so much time and energy on complaining I wonder if he has any left to play with his cute grandkids. And heck, if I could afford to live on the golf course like Buzz you know what I would be doing!

Peoples, don't get me wrong. I have been writing here in the Round Up for a long time now about how important it is to follow the rules and especially submitting an ARC request before making improvements to our North Ranch homes.

Before we jump the gun and complain to the association about rules violations try getting to know your neighbors first. Let's be neighborly, neighbors.

**If you know what's good for you!**

## Help Lines:

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

[linda@azhomellc.com](mailto: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 784-9963

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

## Need ARC Approval?

Call AHOME 784-9963

OR go online at [www.nrcatucson.com](http://www.nrcatucson.com) to submit the ARC Form for immediate processing.

**ARC Approval is required PRIOR to commencing with Lot improvements. Need assistance? Call the Manager at 624-4404**

**AVOID HEFTY FINES!  
PLEASE PICK UP AFTER YOUR PETS.  
PLEASE DO NOT ALLOW YOUR PETS TO ROAM UNLEASHED.  
THANK YOU!**



# NORTH RANCH COMMUNITY ASSOCIATION

P.O. Box 85160  
Tucson, AZ 85754

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



## **KOREAN WAR VET'S FLAG STOLEN!**

In October somebody stole a large US flag from a Catalina 1 property. The owner, a Korean War veteran has been working with the Association and law enforcement to recover the flag.

If anyone has any information about this heinous theft please call 784-9963.



### **QUESTIONS ON DUES?**

Please contact Linda Grimes, 624-4404 x113 or [linda@azhomellc.com](mailto:linda@azhomellc.com) with any questions.

### **QUESTIONS ON MAINTENANCE, REPAIRS, RULES?**

Please contact Chris Centuori at 624-4404 or [chris@azhomellc.com](mailto:chris@azhomellc.com)

### **GET INVOLVED! WRITE AN ARTICLE FOR THE ROUND UP!**

CALL 624-4404 TO SUBMIT AN ARTICLE.

[www.nrcatucson.com](http://www.nrcatucson.com)