

# The Round Up

October 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

TBA Call 624-4404

## MESSAGE FROM THE NRCA PRESIDENT

Dear NRCA Members.

Our country is facing our greatest financial crisis since the 1929 stock crash and the following Great Depression. Most of us are feeling the pinch struggling to make ends meet. Some of us are even facing the nightmare of foreclosure.

Not only did some of us lose money in investments but inflation is rearing its ugly head. The social security COLA reached 5.8 % for 2009.

This means higher costs for all the materials and services necessary to the NRCA. Pool supplies,

landscaping materials, labor and professional services are all going up in price because inflation robs everyone right off the top.

To understand this try subtracting 5.8% from your annual income and what you have left is your actual purchasing power. By the way, the government's 5.8% inflation rate does not include food and fuel prices, so the inflation rate is actually be much higher.

To stay financially solvent the NRCA has no choice but to raise dues by 5% to \$60.50, beginning January 2009.

In these crucial times the Board is pushing for ideas to cut NRCA expenses without reducing services, such as using solar heating to heat our pools. This will significantly drop our water heating Gas cost which now exceeds \$34,000 annually.

You can rest assured that your Board is doing its best to positively react to this crisis for the benefit of all our members. Remember, every problem is an opportunity in disguise.

**Harry Resnick,  
NRCA President**

## COUNTY ATTY REFUSES TO INVESTIGATE FIRE TAX GRAB

Pima County Attorney Barbara LaWall denied a request from the offices of Pima County Supervisor Ann Day to review the process that raised our property taxes.

LaWall's offices basically said if homeowner's don't like the tax grab we should hire our own private attorney and that it is was none of their business. Thank you Ann Day for at least trying to help.

## Fire District Head to Perform for Homeowners

Mike Treece, the accountant, who spearheaded the fire merger and subsequent tax grab has offered to do a "power point" performance for NR homeowners to explain why his fire district needs so much money from us. They are building a new firehouse. **The question is...was that necessary?**

The presentation by Treece will be Nov 19th at 6:00 PM at 2292 W MaGee Ste 180.

Treece told the NR manager in a phone conversation that North Ranchers ought to be satisfied with the present tax increase as it could have been a lot higher in a different fire district.

The NRCA is investigating the process and will notify homeowners when enough information is available to determine what, if anything can be done. **For more info contact Tony Congi at 579-8821.**

### Get Involved in the Neighborhood Watch!

Homeowner Sheila Jackson is working with the Pima County Sheriff'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](http://azhomellc.com)

### Did You Know?

Parking is not permitted on the private streets of NR. Guests may park for 3 hour periods. Parking permits are available through mgmt. for emergency or guest overnight parking. Please call 624-4404 or email [chris@azhomellc.com](mailto:chris@azhomellc.com) during business hours for a parking permit. Thank you.

## NRCA WORKING HARD TO KEEP POOL SAFE

The NRCA is working to stay in compliance with federally mandated rules concerning pool and spa safety.

Safety vacuum release systems may have to be installed on 3 of the 4 pump systems. New drain covers may also be required.

To accomplish this the plumbing may have to be altered, which means draining the pools and spas. The job requires cutting out concrete around the drain so a compliant drain can be installed. Estimated costs of this procedure, if needed, is over \$10,000.

Below is a summary of the requirements (courtesy APSP):

### Mandatory Requirements for Drain Covers and Public Pools and Spas (Section 1404)

Effective December 19,

2008, the following are federal mandates under the Virginia Graeme Baker Act (section 1404) for drain covers and public pools, spas, and hot tubs.

Drain Covers, Public and Residential Pools and Spas. By December 19, 2008, all drain covers manufactured or sold in the United States must conform to the ASME/ANSI A112.19.8-2007 *Suction Fittings for Use in Swimming Pools, Wading Pools, Spas, and Hot Tubs*, published by the American Society of Mechanical Engineers (ASME).

All public pools and spas (as defined by the Act), both new and existing, must be equipped with drain cover systems conforming to the ASME/ANSI A112.19.8-2007 standard.

All public pools and spas (pump) with a single main drain, other than an unblockable drain, must be equipped with an ASME A112.19.8-2007 compliant

cover system and one or more of the following additional devices or systems: a safety vacuum release system (SVRS); suction limiting vent system; gravity drainage system; automatic pump shutoff system; or drain disablement.

### More Pool Repairs

One s. pool heater was replaced just before Halloween. As luck would have it two days after this the pump motor lost a bearing. The motor is under warranty. At the n. pool the safety vacuum release system has continually malfunctioned, causing the Jacuzzi to shut down.

The system, mandated and designed by the US Govt appears to be a lemon. Unfortunately there are few replacements available. We appreciate your patience.

**UPDATE: REPAIRS DONE!**

## SEPTEMBER 2008 BOD MEETING MINUTES

Call to Order: 6:00 PM

### Roll Call

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

Santa Rita Landscaping proposals were tabled  
President Resnick announced Annual meeting will be held Jan 26, 2009 at the Oro Valley Library.  
Financial Report was received too late to review and will be discussed at the October meeting.

### New Business

A motion of approve July 22, 2008 BOD meeting minutes passed by a vote of 5 - 0.  
2 homeowners attended the meeting. Also in attendance were 3 representatives from AHOME.

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

## SECURE YOUR GARAGE AND CAR DOORS



You ask: "Harvey, you already wrote a story about this so why are you doing it again?" Well, neighbor Axel G. Reese woke me up last Sunday at 6:30 in the morning. That's why!

Axel was very upset that his set of brand new custom made Byun-So-Kim autographed golf clubs were swiped from his garage the night before.

I told Axel to keep his doors locked if he knew

what was good for him but he said he didn't need to on account of his grandson Otto G. Reese - who keeps his sporty import car in Axel's garage. Otto's many pals always hang around the garage, enjoying Buglers, cold refreshments, and judging from the *smell of burning chemicals* - conducting experiments to earn extra credit in science class. An industrious lot they are indeed!

Axel said he didn't have to worry about locking doors as Otto and pals promised to keep a *close eye on anything valuable in the garage and elsewhere*. Besides, Otto's *other* pals frequently stopped by to partake in

the festivities, so there is always heavy traffic on the street at all hours day and night.

Criminy, the golf gear goes missing and I got a headache from Axel pounding on my door. I say "Axel, who are these people in your garage all the time? Doncha even know?" He didn't. But his golf clubs are gone and Axel is mighty sore!

I would be sore too if I was a golfer and had my clubs swiped. That's why I play croquet instead.

Peoples, lets keep our doors locked - and keep riff raff out of our homes - *if we know what is good for us!*

### Help Lines:

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

My neighbor leaves dirty diapers in the yard. Call DEQ 740-3340

Building Permits: Call 740-6510

My neighbor is a drug dealer: Call 911

My neighbor's tree is hitting my home: Call AHOME 624-4404

My neighbor doesn't take care of his pit bull dog: Call Animal Control 243-5900

Need ARC Approval? Call AHOME 624-4404

## WEEDS IGNORED BY OWNERS REMOVED BY ASSOC

Five properties overgrown with weeds were subjected to forced cleaning by the NRCA.

Properties and Black Mesa Trl, Outlaw Trl, and three on Sun Ranch Trl had weeds removed by an NRCA contractor.

The owners of the lots, who ignored repeated warnings, will be responsible for all charges incurred.

### Halloween Fun at Pool

Dozens of happy kids showed up in costume at the s. pool on Halloween to get candy! A great time was had by all. Thank you volunteers who handed out

candy to the happy children!

### News For Returning Snowbirds :)

WELCOME BACK!

- Grass is now YELLOW-will go dormant for the winter again to further control weeds.
- Grass was a brilliant GREEN during the summer when you were away.
- Grass on four corners has been removed and water usage is DOWN.
- There was a record DECREASE in summertime vandalism thanks to better security and volunteer "street captains."



### NRCA Financials:

#### As of Sept 30th 2008

Income - \$399,109  
Expenses - \$472,649  
Deficit - (\$73,540)

Total Cash in Banks - \$430,722  
Total Assets - \$526,185  
Total Liabilities - \$31,982  
Equity - \$494,203

### It's a Fact

The NR BOD may operate with as

little as three or as

many as nine

Directors

Source: Bylaws and NRCA

"Fast Facts Fast" FAQ

### The Board Wants YOU!

Elections for the BOD are coming up soon. If you would like to run for the BOD please contact Bill Schirmer, Chairman of the Nominating Committee at 579-7052. Applications must be in by December 1st. Thank you.



## **North Ranch COA**

P.O. Box 85160  
Tucson, AZ 85754

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

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

### **WHERE TO SEND DUES PAYMENTS**

**To avoid late fees** please send ALL dues payments to the **address below** .

**NRCA**

**PO Box 61983**

**Phoenix, AZ 85082 - 1983**

**Or pay online at [www.cabanc.com](http://www.cabanc.com)**

Please **do not** send your dues to AHOME as the payments will have to be re-mailed to the bank; which may result in a \$15 late fee. Please make sure you enter the address above if you do online bill pay through your bank. If you are a new homeowner call AHOME at 624-4404 or email [linda@azhomellc.com](mailto:linda@azhomellc.com) for all accounting questions. Thank you