

The Round Up

Sept/Oct 2007

NEW RULES, BYLAWS FOR NRCA

Board of Directors Contact Information

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Director

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Third Revised Bylaws

The board approved the Third Revised Bylaws in September 2007.

The 2006 board attempted to revise the bylaws but the document kept coming back to the board from the old NRCA attorney with errors.

In 2007 the board corrected the errors and included a section on transfer fees.

Some of the sections changed in the revised bylaws include:

- A reference to transfer fees under duties was added.
- The section on removing a board member is now in compliance with state law.
- Director due dates and appointment procedures.
- A sentence requiring the association to rein-

state privileges for infractions after 60 days was removed.

- The language was simplified and made more readable.

The bylaws went into effect as soon as they were approved by the board of 9/25/07. The NRCA attorney reviewed the changes and found all to be in compliance with the governing documents and state law.

North Ranch Rules

The board approved new simplified rules and regulations for the association.

Changes to the Rules include:

- Absentee owners must report tenant information to the NRCA or face a \$10 per day penalty and loss of pool privileges.
- Enforcement for parking simplified.
- Parking fines were

raised to \$25 per incident after sending a Final Notice to the violator. The use of stickers as notices allowed.

- Pool rules now include the alcohol ban at pool areas and parking lot.
- Towing of abandoned cars procedure simplified and in compliance with state law.
- Enforcement for property maintenance violations streamlined. Violations that remain unabated for 30 days will result in \$10 per day fines.
- Language and format more readable and easier to understand.

The Third Revised Bylaws and North Ranch Rules will be delivered to all members. They are now available on www.nrcaucson.com

Management Company:

Arizona Home Owner's Management Experts LLC
PO Box 85160
Tucson AZ 85742
520-624-4404
520-792-0377 Fax
chris@azhomellc.com
www.azhomellc.com

Homeowners With Skills May Bid on NR Projects

A.H.O.M.E. announced that NR residents are welcome to submit proposals to work on repair projects and other projects in the community.

Electricians, painters, plumbers, exterminators

and landscapers are just some of the areas where the association needs assistance.

If you have a skill that can benefit the community please call 624-4404.



NRCA SAVES ON COSTS OF WALLS, LANDSCAPING

Wall Repairs Save Thousands

The average cost of wall repairs for North Ranch in 2007 is only \$512 per section. This figure is less than 1/3 the cost of wall repairs in prior years.

Additionally, the 2007 repaired walls are being braced with steel and concrete. All repaired walls have been found to contain no concrete or rebar. Some walls were stuffed with newspaper.

Wall Committee Chairman Tony Congi said the extent of wall damage in NR is also not as bad as was thought. The committee is prioritizing wall repairs in order of potential liability for the association.

If you would like to join the committee please contact Tony Congi.

New Landscaping Contract

The NRCA has contracted with Santa Rita Landscaping. The average monthly cost of the contract is almost \$4000 less than the prior contract.

Santa Rita is also licensed and bonded and has their own equipment. They do not have to rent equipment. This was not the case with the prior landscaper who was not licensed.

Santa Rita's status as a licensed contractor with bonding will help reduce the association's exposure to liability. Santa Rita was chosen following an extensive, and time consuming, research and bidding period. Five proposals were considered.

Street Repairs to Begin

ACE Asphalt will begin street repairs in late October 2007.

The first phase of street repairs will be asphalt repairs, followed by pulverizing "aligatored" flow-lines, crack sealing and finally seal coating.

All subdivisions but Catalina Vistas 1 will be affected. CAT 1 was deemed too far gone by experts and will require completely new streets in 2008 or 2009. ACE was chosen after a complete bidding process including several fine companies.

New Janitors at Pool

Elizabeth King was hired to do cleaning at the pools. Residents will see Mrs. King cleaning 5 days per week (Tues-Sat).

Unlike the prior service Mrs. King cleans during daylight hours when dirt is visible.

**Community
Garage Sale is
Saturday
October 27th!**

POT BUST IN IRONWOOD CANYON IV 9/22/07

Watchful residents, the manager and a board member combined forces to thwart pot smoking in the concrete washes near Ironwood Canyon IV.

Youths had been smoking dope in the washes for sev-

eral weeks during lunchtime and after school.

Residents notified the manager who began walking the washes regularly. On 9/22/07 residents called 911. Two squad cars arrived and patrolmen chased down the

stoned youth.

Two potheads were arrested. Both are North Ranch residents.

The bust would not have happened had residents not gotten involved. THANKS!

Surveillance System Installed at Pool

The new surveillance system has been installed at the pool area.

Homeowners report a marked decrease in incidents at the pools since monitoring began. Combined with the security guards the system is proving to be an effective deter-



rent.

In the month of September two households had their pool

keys deactivated because of inappropriate conduct at the pools. A homeowner complained that the cameras were an invasion of privacy. In fact, there is no privacy in the common areas. They are for the use and enjoyment of all North Ranch members and their guests.

NORTH RANCH COMMUNITY ASSOCIATION

25 September 2007 Board of Directors Meeting

6:00 PM South Pool Ramada

Minutes

(Approved 10/1/07)

Call to Order: The meeting was called to order at 6:00 PM

Roll Call:

Harry Resnick – President,

Doug Knox – VP,

Bill Schirmer – Treasurer ABSENT

Earl Washington – Director

Tony Congi - Director

New Business

A **motion** to approve the Third Amended Bylaws with revisions passed unanimously.

A **motion** to approve the North Ranch Rules passed unanimously

A **motion** to postpone appointments of two new directors until the October 2007 board meeting passed unanimously.

A **motion** to approve an expenditure of \$800 for pool and recreation enhancements (a pressure washer, umbrella, crank timers and eight chairs for the tennis courts) passed unanimously.

A **motion** to approve an expenditure of \$9000 for ground lighting enhancements and lighting safety improvements near the pools passed unanimously.

President Harry Resnick announced Director due dates in accordance with the approved Third Revised Bylaws. 2008 – Bill Schirmer, New Director, New Director. 2009 – Harry Resnick, Earl Washington. 2010 – Doug Knox. 2010 – Tony Congi

President Harry Resnick announced that there would be a change in landscaping contractors.

Vice President Doug Knox announced that Pima County was conducting a study to determine the feasibility of installing speed tables on Cactus Canyon Pass.

The board cast votes for two new appointed directors. The results were a four way tie between Wanda Riley, Mike Holly, Ben Hilger and George Baltes

Homeowner Comments:

A homeowner requested that a newly planted common area tree be removed as it may eventually obstruct a view of the Tucson Mountains.

Adjournment:

A **motion** to adjourn passed unanimously at 8:08 PM

SEND DUES TO:
North Ranch COA
c/o AHOME
PO Box 61983
Phoenix, AZ 85082
Or pay online at
Www.cabanc.com



North Ranch COA

P.O. Box 85160
Tucson, AZ 85754

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

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www.nrcatucson.com

North Ranch Round Up Fall Survey

Do you know **LESS** or **MORE** about what is going on in North Ranch in 2007 compared to last year? Please check one:

I am better informed in 2007. I am not better informed in 2007

Please Explain:

Name: _____ Lot #: _____

You can take the same survey online at www.nrcatucson.com or mail your answers to NRCA PO Box 85160 Tucson AZ 85754. Please include your name and lot number.

The North Ranch Round Up is mailed to residents by request only. If you would like to receive the printed Round Up call 624-4404. Up to the minute news about our community is available online at