

Sin Vacas Property Owners Association

Community Newsletter



THE PREZ SAYS ...

By Ron Bornstein

Your Sin Vacas Property Owners Association Board takes on a new look in 2005 with the departure of officers Rick Shaine and Phil Bright. I'm honored to serve as Board President this year and look forward to working with the board and you in the best interests of our community. I want to express sincere appreciation to Rick and Phil for their outstanding service to Rancho Sin Vacas. Their volunteer efforts, along with those of your past and current SVPOA Board and Committee members, contribute greatly to the quality and beauty of our surroundings.

I welcome the opportunity to brief you through this newsletter and hope that you will let me or other Board members know if you have any questions, or if you wish to receive additional information. Comments this month center on "updates."

The first update is that at its initial 2005 meeting on January 24, the Board elected Cynthia Fern as SVPOA Vice-Chair. Cynthia also will wear two other hats: Chair of the Landscaping Committee and Vice-Chair of the Architectural Review Committee (ARC). Our other veteran Board member, Mike McAuliffe, was re-elected as Treasurer and also will serve as a key member of the Landscaping and Streets Committee. New Board member Colin Dalton was elected to the post of board Secretary and will chair the Streets Committee. Our other new Board member, Laraine Brokaw, will act as the Board's representative and primary liaison to the ARC.

Joseph O'Hagin and Sharon Schmidt of Stratford Management provide the SVPOA with great expertise, service, and counsel, and I look forward to working closely with them as we move forward this year.

The second update is that the Board ratified the ARC's recommendation to appoint Charlie Bachman, former SVPOA board chairman and long-time ARC member, as Committee chair-

man for a one-year term. Charlie will succeed former ARC chair Mort Aronoff, who served in that post for a number of years. While Mort has stepped down as chair, he has agreed to continue as a member of the Committee.

Also at the January meeting, your Board evaluated proposals to update a ten-year-old Sin Vacas gate security system. After extensive consideration of several vendor proposals, presentations, and related budgetary implications, the Board awarded a contract to American Video and Security Systems of Tucson to install a state-of-the-art, five-camera video system for the main entry/exit and construction road gates. The new video system will significantly improve our gate area video monitoring, provide clearer day and night images of people and vehicles, capture license plate numbers, and record and retain information on a digital video recorder (DVR) for data access. While the new gate video security system represents a major technology improvement, the best neighborhood crime deterrents are for Sin Vacas homeowners to secure their homes and to be aware of non-residents that seem inappropriate to their area.

Another major Sin Vacas update, which will be an agenda item for Board consideration in February, will be proposed amendments to the current SVPOA Bylaws and Articles of Incorporation. The revisions would bring the SVPOA into conformance with new Arizona statutes and provide useful procedural clarifications. After the Board's review next month, the recommended documents will be advanced to you for your review and approval. An affirmative vote of 75% of all members will be required for approval of amendments to The SVPOA Articles of Incorporation. Approval of Bylaws amendments will require a 51% affirmative vote. You will be notified of a Special Meeting of the members in the not-too-distant future. We will need your cooperation and participation to ensure necessary attendance at the Special Meeting (or your proxies). The Board and I

Board Meetings

- The Board of Directors consists of homeowners who volunteer to serve the community.
- The Board holds a meeting once a month to discuss the business of the community.
- **All meetings are held in the Villas at Sin Vacas Clubhouse at 8:30 AM.**
- **Please note that the March Board meeting will be held on Tuesday, March 29, at 8:30 AM.**
- Please join us to discuss your community! You can also contact Stratford Management (795-6500) for more information.

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Intend to work hard to “turn out the vote” so that we can approve the important amendments.

Starting with this issue, A SVPOA budget report will be shared with you on a regular basis through the newsletters, so that you are informed about your Association’s financial status.

Finally, in the spirit of updates and timeliness, we need your cooperation in developing a Sin Vacas resident e-mail database so that Stratford Management and your Board can provide you with important updates on a more immediate basis, should the need arise. For example, it would have been useful for Sin Vacas residents to be alerted and informed more fully and quickly via e-mail about such matters as the two burglaries that occurred last year.

Be assured that in providing your e-mail address, it will be received and treated in strictest confidence by Stratford Management; it will not be shared with any other entity. Please complete and return the form found elsewhere in this newsletter or, better yet, use the Internet to send your name, lot number, street address, and e-mail address to Sharon Schmidt of Stratford Management at: stratford-management.org.

It’s a pleasure to live in Sin Vacas and a privilege to serve as the new SVPOA president. I am pleased to be associated with such a

great group of board and committee volunteers. They will be a focus of my comments in future issues of this newsletter so that you can understand how they are applying their time and efforts.

Thank you for taking the time to read my report.

Ron Bornstein—President of the SVPOA

YOUR 2005 BOARD OF DIRECTORS ARE:

President: Ron Bornstein
Vice President: Cynthia Fern
Treasurer: Mike McAuliffe
Secretary: Colin Dalton
Member at Large: Laraine Brokaw

SPECIAL THANKS ARE EXTENDED TO FORMER BOARD MEMBERS RICK SHAIN AND PHIL BRIGHT FOR THEIR MANY YEARS OF SERVICE TO THE SIN VACAS COMMUNITY.

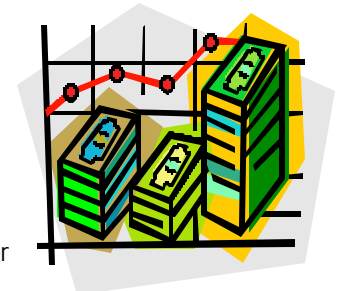
YEAR END FINANCIAL REPORT

For your information, we have enclosed a copy of the fiscal 2004 year-end financial statement and balance sheet. And, at the request of numerous interested property owners, we will be including copies of the financial statements in future newsletters.

Overall, the Association ended fiscal 2004 in good financial condition, with approximately \$26,700 remaining in the Operating Account after all expenses were paid. There was approximately \$25,800 left in the Reserve Account after paying for the road repair project expense of \$146,761. Please refer to the balance sheet for the year-end totals in all accounts.

If you should have any questions regarding the enclosed financial statements, please do not hesitate to contact Eva Warden or Joseph O’Hagin at Stratford Management for a detailed explanation.

We wish to extend our **special thanks to Treasurer Mike McAuliffe** for his tireless efforts in keeping the Board – and the Association – within budget. We also wish to thank the members of the Sin Vacas community for your exemplary assessment payment record. Your consideration helps to keep your Association financially sound and allows the Board of Directors to conduct the business of the Association without interruption!



The Association ended fiscal 2004 in good financial condition!!

ANNUAL MEETING MINUTES

A copy of the *draft* minutes from the 2004 Annual Meeting are enclosed as an insert. Please note that the minutes are enclosed for your review, and will be formally approved at the 2005 Annual Meeting of the Members in December. We also wish to thank those members of the community who attended the 2004 Annual Meeting and made it the success that it was. Your participation in the business of your Association is appreciated and encouraged.

THANK YOU FROM STRATFORD MANAGEMENT

We at Stratford Management wish to thank all of the volunteers, both past and present, who lent their time and talents by serving on the Board of Directors and Committees. The benefits of their hard work can be seen throughout the community. We thank the volunteers who organize such events as the Neighborhood Coffees and the Spring Fiesta, and bring the Sin Vacas community closer together. Without such a wonderful group of homeowners, Sin Vacas Property Owners Association would not be the terrific place it is in which to live. Thank you all for making a difference!

COMMUNITY REMINDERS



Landscape Matters...

On behalf of the Landscape Committee, we wish to bring a few matters of concern to the attention of all property owners within the Community.

With the advent of spring weather and the growing season upon us, we would like each property owner to take a moment to inspect their trees that grow along the road. The Association has received numerous calls from Waste Management and other vendors that visit the neighborhood with large trucks regarding overhanging tree limbs and the potential hazard they pose. Many trucks and high profile vehicles either scrape the limbs of the trees or attempt to swerve around them. *Furthermore, fire codes stated that roads should have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.*

Therefore, in the interest of safety and in consideration of the drivers of large trucks and vehicles, we respectfully request you have your trees trimmed.

While you are inspecting your tree limbs, please also be on the look out for mistletoe infestation. To our newest residents, mistletoe is a parasitic plant that obtains its nutrients from a host tree (usually a Palo Verde or Mesquite) and is spread via the wind or our feathered friends. Mistletoe must be removed continuously, as it spreads quickly.

Gatehouse Reminder...

Please be reminded to contact our gate attendants if you are expecting a visitor or delivery. If you are new to the community, take a moment to visit the gatehouse where you may obtain an expected visitors list, gate opener and/or decal forms, and important information regarding gatehouse policies and procedures. You may contact the gatehouse directly by calling 297-9054.

As always, if you should have any other questions, concerns, compliments or complaints, you may call Stratford Management at 795-6500.

Floodlight Etiquette...

- A common complaint in Sin Vacas is from folks who are being kept awake at night by a neighbor's floodlights—sometimes operated by motion sensors.
- If you have floodlights at your home, please make sure the light is directed only on your property.
- If your floodlights are operated by a motion sensor, adjust the sensor to detect motion only on your property, not on the street or a neighbor's property.
- *Thank you!*

"Whenever you have a visitor or a delivery, please call the gatehouse at 297-9054 and alert us to the impending arrival."



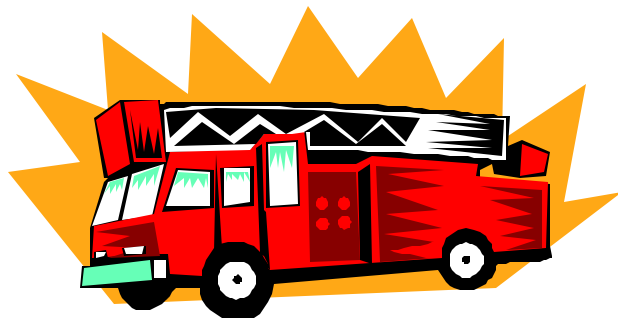
RURAL / METRO FIRE DEPARTMENT'S "ENVELOPE OF LIFE"

As part of Stratford Management's service, we are always looking for items, programs and events of interest to you, our clients. Although the following program has existed for some time now, it has not been widely publicized.

Rural/Metro Fire Department offers, free of charge, a potentially lifesaving form entitled the "Envelope of Life." A multi-part form that folds up into an adhesive-backed, 4 1/2" x 3 1/2" plastic envelope, the "Envelope of Life" provides space for the personal information, medications, doctor contact information and the medical and allergy status of multiple household occupants. Based on the assumption that all households have refrigerators, it is designed to be affixed on the interior right wall of your refrigerator. All Rural/Metro emergency personnel are trained to look inside the refrigerator when responding to emergency calls.

If you are interested in obtaining an "Envelope of Life," please call Candy or Laura at Rural/Metro at 297-3600 and they will mail one to you. If you wish to obtain additional information regarding the "Envelope of Life" or fire protection services, you may contact Rural Metro at their website at rmfire.com.

You may contact Rural/Metro at 297-3600 or visit their website at rmfire.com.





2005 NEIGHBORHOOD COFFEE SCHEDULE

The monthly neighborhood coffee get together continues to be a great success thanks to all you wonderful neighbors who have graciously opened your homes to us.

For those of you who have just moved into Sin Vacas, these coffees are for all Sin Vacas residents and we meet on the second Wednesday of each month from 9:00 to 11:00 AM. It's a casual gathering of friends and neighbors and a great way to welcome newcomers.

Here is the Spring schedule. **Please note that there has been a hostess change from the previous newsletter for the month of March.** Jocelyn Stoller will now be the hostess. As always, an RSVP would be appreciated. This also enables us to pass on any changes in the schedule.

March 9

Hostess: **Jocelyn Stoller—721-6890**
Address: **7402 Camino Sin Vacas**

April 13

Hostess: **Susie Williams—531-8586**
Address: **2430 E. Placita Sin Lujuria**

May 11

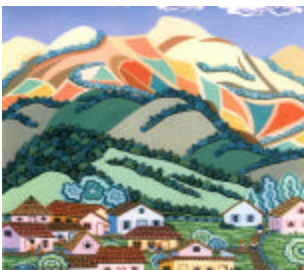
Hostess: **Jan Troup—886-9760**
Address: **7373 Camino Sin Vacas**

(Coffees are not held in June, July, August, or September.)

For any questions or comments call Debra Menayan (742-3885) or Judy Volpe (742-1140).



The next Neighborhood Coffee will be on Wednesday, March 9. Please come!



Stay informed about community issues!

EMAIL DIRECTORY

The Sin Vacas Community would like to compose an email directory of those who would like to be contacted via email regarding community issues. If you would like to receive newsletters and community notices via email, please contact Stratford Management via telephone at 795-6500, or via email at stratfordmanagement.org. We will take the email address you would like to use, and remove you from our mailing list. Please note that YOU WILL STILL RECEIVE YOUR ACCOUNTING CORRESPONDENCE VIA USPS.

The Board is presently studying the feasibility of setting up a Sin Vacas website and will providing you with more information regarding this matter in future newsletters.

EMAIL DIRECTORY INFORMATION FORM

Name _____ Lot No. _____ Email Address _____

Please fill out this form and return it to the Sin Vacas Property Owners Association, P.O. Box 40790, Tucson, Arizona 85717. **NOTE:** The email directory is for the use of an individual property owner and the Association only and will not be shared with anyone within or outside of the Sin Vacas community.

ARCHITECTURAL REVIEW AT SIN VACAS

Although we understand that it can be frustrating to have to submit plans to the Architectural Review Committee (ARC) – especially when you've finally geared up to spend a weekend doing home improvements! – the architectural review process is essential to maintaining the continuity and aesthetic standards that are an inherent part of the appeal of Sin Vacas.

Before you make any changes to the exterior of your property, including landscaping, you must first complete the ARC submittal form and attach copies of any pertinent information.

Feel free to use the ARC form enclosed in this newsletter. Your submittal will be processed promptly, and you will be informed in writing of the ARC's decision.

Also, when making a change to your property, please be sensitive to how such an improvement could affect your neighbors' ability to enjoy their yard. If your proposed improvement is to plant additional trees, try to imagine how they will look when they are mature, and whether that could affect another owner's view, if not your own. For changes to party walls, you **MUST** submit written approval from the adjoining property owners along with your submittal form to the ARC for approval.

If you plan to install an antenna or satellite TV dish, the Board encourages you to place it in the least conspicuous place possi-

ble, consistent with good signal reception.

A few reminders to smooth the way—

The ARC is made up of a few wonderfully dedicated Sin Vacas residents. These volunteers all have various other aspects of life that keep them busy, such as family, work, and hobbies. With this in mind—

- When you submit your ARC request, please allow up to 30 days for a decision. When submittals are received, the Committee meets on the first Wednesday of each month to review the plans.
- Once your submittal is approved or denied, Stratford Management will notify you, in writing, as soon as possible.
- If you do not get a response within 30 days of submittal, call Stratford Management at 795-6500.
- Completing a project before you have received written approval could prove costly if the ARC decides to deny your request after the work has been completed. You would then be asked to remove or alter your project at your own expense!
- An ARC Submittal Form is included with this newsletter if you wish to submit plans for your improvement.

Keeping these things in mind will help make the process smoother for everyone. Thanks, and keep the submittals coming!

Thank you, Ray Roberts

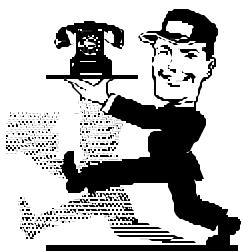
On behalf of the Sin Vacas community and Stratford Management, we wish to extend our deepest gratitude to Mr. Ray Roberts, Executive Director of Santa Catalina Villas. Mr. Roberts has allowed the members of the Architectural Review Committee to hold their monthly meetings at his beautiful facility and has accommodated many other special requests. Additionally, Mr. Roberts has also donated the time and talents and of his staff in helping to make past Oktoberfests and last year's Spring Fiesta such successful events.

USEFUL PHONE NUMBERS

The Sin Vacas Homeowners Association and Stratford Management can assist residents with many issues that arise. However, there are some issues that the Association and Stratford have no jurisdiction over. Here are some numbers that may come in handy:—

All emergencies: 911

Poison Control	800-222-1222	Tucson Electric Power
Pima County Sheriff	741-4900	Non-Emergency ■ 623-7711
Animal Control	743-7550	Emergency ■ 623-3451
Rural/Metro Fire Department	297-3600	Tucson Water
Waste Management	744-2600	Non-Emergency ■ 791-3242
Household Hazardous Waste	888-6947	Emergency ■ 791-4133
Pima County Clean Air Program	740-3947	Southwest Gas
Qwest Communications	800-244-1111	Non-Emergency ■ 800-428-7324
Tucson Newspapers (home delivery)	573-4511	Emergency ■ 800-722-4277
New York Times (home delivery)	800-631-2500	
Stratford Management	795-6500	



A handy list of numbers ?



Phone: 520-795-6500
Fax: 520-795-6501

Sin Vacas Property Owners Association
P.O. Box 40790
Tucson, AZ 85717

Community Newsletter



Ask not what your Association can do for you, ask what you can do...

I'm sure that everyone that attended last year's Spring Fiesta would agree that it was a wonderful, fun-filled party. Special thanks goes to event Chair Judy Volpe and the other volunteers for their efforts in coordinating this memorable event. However, this is a new year, and a new Chair and volunteers are needed to carry on this annual celebration. If you are interested in volunteering to chair the 2005 Spring Fiesta, please contact Joseph or Sharon at Stratford

Your Stratford Management Contacts

We at Stratford Management are happy to assist you with any questions, suggestions, or concerns that you may have about the Sin Vacas community.

Please feel free to contact **Joseph O'Hagin** or **Sharon Schmidt** at Stratford Management. We are always glad to hear from you and will do everything possible to serve your community's interests.

Or—if you should have any questions regarding your assessment account—you may call **Eva Warden** in our accounting department.

Phone: (520) 795-6500

Fax: (520) 795-6501

E-mail: Via our web site,
www.stratfordmanagement.org

Mail: P.O. Box 40790
Tucson, AZ 85717

We look forward to hearing from you!