



SIN VACAS

P R O P E R T Y O W N E R S A S S O C I A T I O N

President's Report | by Dr. Jay Lipman

Inside this issue:

Stay Connected	2
Spring Greetings	2
Coffee Schedule	2
Web Site Statistics	2
Recommended Contractors	2
Treasurer's Report	3
Streets Committee Report	3
Volunteers Needed	3
Community Directory Submission Form	Insert
Stratford Contacts	6



A few evenings ago, I was enjoying another fabulous Tucson sunset on my patio. I was joined by a dove sitting on the negative edge of my pool. All of a sudden, swiftly but silently, there was a bobcat perched on the edge of the pool, dove in mouth. He glanced at me and then disappeared down the wash.

This has happened often enough and I feel as though he is my bobcat, but really I belong to him. I am living in his habitat.

It makes me reflect on what a wonderful place Rancho Sin Vacas is. We live among the natural habitat of so many species. I am grateful to all the Board members and A.R.C. members who have maintained so much of the

natural environment through the years in spite of the increased development. Hats off to all of you.

We have a great community made up of diverse and interesting people. The coffee's and wine tasting parties have given us a opportunity to meet more of our neighbors, get to know them better, and form new friendships.

This is what community is all about.

While the New Year seems to be bringing disturbing economic news, it is my sincere wish for Rancho Sin Vacas, that the New Year brings health, happiness and prosperity to all our residents.

Construction Deposit Fee Revisions

At its February 18 meeting of the SV-POA, the Board of Directors enacted a change to the amount of the required, refundable deposit that is posted by a developer or family undertaking new home construction, ancillary building construction, and/or modifications to the footprint of existing buildings greater than 2,000 square feet. The amount of this deposit has been raised to \$20,000, which is held by the association without interest through to the completion of construction. In addition, the Board authorized an increase in the amount of the non-refundable Street Maintenance Fee to \$5,000 to cover the substantial cost of general wear and tear to our roadways caused as a result of construction traffic.

The purpose of the refundable deposit is twofold—first, to assure that exterior work of a new residential building conforms to the approved construction documents, and second, to assure that Sin Vacas streets, medians, and common areas are not harmed by that construction. If the building's exterior and/or landscaping is not completed in accordance with the approved plans, the deposit is held until the building's exterior does conform or until an

additional review and approval is obtained. If specific, identifiable damage has occurred, the cost for repair by the association is deducted from the amount returned to the developer/owner. No change is being made to other fee requirements for smaller additions or modifications to existing residences.

The board's objective in authorizing these changes is to give developers/owners additional encouragement to adhere to the established design guidelines of Sin Vacas, to protect our streets and to encourage the timely completion of what is seen to be, in a recent few instances, an excessive construction timetable.

Coming Soon
Community
Map
With Street Addresses!

Coffee Schedule

For those of you who are new to Sin Vacas, plan to attend a neighborhood coffee. We meet in a neighborhood home the second Wednesday of each month from 9:00 to 11:00 AM. It's casual, fun and a great way to mix with friends and greet our newcomers.

A **BIG** thank you to all of you who graciously opened your homes to host a coffee!

Below is the remainder of the Spring schedule:

MARCH 12, 2008

HOSTESS:

Krista Steiness 742-7157

ADDRESS: 7201 Placita Sin Codicia

APRIL 9, 2008

HOSTESS:

Susan Lipman 797-1577

ADDRESS: 7441 Calle Sin Celso

MAY 14, 2008

HOSTESS:

Jana Knight 531-8653

ADDRESS: 7540 N. Camino Sin Vacas

Coffees are not held in June, July, August or September, but will resume in October.

Questions or comments? Call:

Judy Volpe 742-1140

Angelica Rivadeneira-Whelan 229-3113

Spring Greetings

Spring is just around the corner and once again it is time for sprucing up our property. As you are cutting back and removing dead plants damaged by the frost, please look around your property for mistletoe in trees, desert broom (a/k/a "desert snow") and fountain grass (a/k/a "buffelgrass"). These plants are an invasive nuisance, a fire hazard and choke out desirable plantings. Rancho Sin Vacas is a beautiful community of which we should be very proud; however, we need to continue to improve it.

In the event you need help, please feel free to contact a member of our Landscape Committee. We would be happy to refer you to a landscaper. Your home and our community are valuable assets. Let us do our best to maintain and improve both.

Cordially,

Susan Lipman, 797-1577

Peggy Bognanno, 575-9757

Becca Reihman, 891-2528

Stay Connected

Did the Coffee schedule change?

Did the Wine Tasting schedule change?

What happened at the last Annual Meeting?

Which contractors are recommended by neighbors?

What is a neighbor's address, phone number, e-mail?

Where can I get a neighborhood map with street numbers?

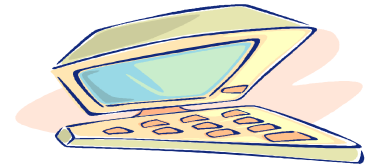
These are just some of the questions that are now, or soon will be, answered at www.sinvacas.org.

If you registered your e-mail at www.sinvacas.org you should be receiving e-mail notifications and reminders as new features are launched on our website or as Sin Vacas events approach.

Not registered yet? Do it now!! Just go to www.sinvacas.org, click on **Members Only** and fill in the blanks. **And be sure to select the option for being included in the member directory** and thus receive e-mail notices.

If you have problems with our site or want to make site related suggestions, you can contact me at directly at dannwhelan5005@hotmail.com.

Dan Whelan, Website Liaison



Web Site Statistics

135 registered members representing 119 Lots/Sites

	Individual Visitors	Number Of Visits	Pages	Hits
Jan 2007	78	141	533	2700
Jan 2008	165	329	1502	5652
% vs. last year	212%	233%	282%	209%

89 Rancho Sin Vacas Lots

23 Sites in Villas At Rancho Sin Vacas

4 Sites in the Enclave

3 Site in Villa Milano

Recommended Contractors

Based on suggestions from several residents, the new feature, "Recommended Contractors," is now located in the "members only" section of our Sin Vacas Web site.

Contractors and service providers are only added if a Rancho Sin Vacas resident has work performed by the contractor and wants to recommend that person or company.

If you have a contractor you would recommend to your neighbors, please e-mail dannwhelan5005@hotmail.com the following information:

- Contractor's Name
- Contractor's Phone Number
- Recommender's Name
- Recommender's Lot Number
- Recommender's phone number **and/or** e-mail
- A short comment (90 characters or less) about this contractor is required.

FINANCIAL REPORT

On behalf of the Board of Directors and Stratford Management, we wish to extend our collective appreciation to those property owners who have conscientiously paid their 2008 annual assessments during the past two months. To date, the Association has collected almost 70% of its projected annual assessment income. As you are aware, the Association is facing a large expense this year with the impending re-paving project and timely receipt of assessments is critical.

The Association ended fiscal 2007 in a positive financial state with a net income of \$71,423.10. Thanks to Treasurer Mike McAuliffe and the conservative fiscal stewardship of the Board of Directors, total expenses and income were within one percent (1%) of budgeted projections. If you wish to review the year-end financial statements and balance sheet, please take a moment to log onto the Association's website—www.sinvacas.org—and click on the "members only" section.



Please remember to keep your mailbox lights in good working order.

For your convenience, free replacement bulbs are available at the gatehouse.

Ask Not What Your Association Can Do For You... But What You can Do For Your Association

Volunteers Are Needed!

The Landscape Committee needs volunteers to help with weed pulling and clean up of the Calle Sin Ruido medians/berms. All that is required are gloves and trash bags. Please help us out. Contact Susan Lipman (797-1577), Peggy Bognanno (575-9757), or Becca Reihman (891-2528) ASAP, so that we can coordinate a time for this special project. Thank you!



Streets Committee Report Re-paving Update

*Mike McAuliffe— Chair,
Streets Committee*

The time is approaching for the next phase of our streets re-paving project, which is tentatively scheduled for mid to late April. Prior to the road re-surfacing project, we will have special maps available to all

residents that will identify temporarily closed roads and alternate community exit routes. Additionally, some driveways will be blocked off, which may necessitate some walking to get to your cars.

This project will take care of all the main roads not previously re-paved, leaving only cul-de-sacs and some less busy roads for possible re-paving next year. If you should have any questions regarding the upcoming paving project, I can be reached with any repaving questions at 575-1494. You may also contact Joseph O'Hagin or Daniel Hewitson of Stratford Management with your queries at 822-8080.

Please be alert for future notices regarding this important community improvement project.



Community Directory

Your Board has established a committee to expand, and make downloadable, the *Community Directory* currently available on our website. It is strictly voluntary as to what information is posted. Those residents who already have their name and e-mail address included in the current directory will remain. Additional information will be added at the resident's request. So if you would like to be included or have additional information posted, please fill out the Directory form below and mail to:

Becca Reihman
 2457 E. Calle Sin Condena
 Tucson, AZ. 85718

Last Name

First Names

Lot #

Residence Address

Residence Phone

Cell Phones

Email Address

Residence Signatures

Date

DEADLINE FOR RETURNING DIRECTORY FORM
March 15

THE DIRECTORY WILL BE POSTED ON THE MEMBERS-ONLY SECTION OF THE WEBSITE

Your Stratford Management contacts

At Stratford Management, your community is represented by a team of professionals who are committed to ensuring that SVPOA is properly managed and that residents enjoy their membership in their nonprofit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us!

Joseph O'Hagin, Community Manager
josepho@stratfordmanagement.org ext. 1017

Daniel Hewitson, Assistant
danielh@stratfordmanagement.org ext. 1039

Gerrie Crawford, Accounts Receivable
gcrawford@stratfordmanagement.org ext. 1020

Janelle Hines, Financial Accountant
jhines@stratfordmanagement.org ext. 1014

Les Krambeal, General Manager
lkrambeal@stratfordmanagement.org ext. 1012

Phone: 520-822-8080

Fax: 520-822-8087

Mail: PO Box 40790, Tucson, AZ 85717

Street: 1790 East River Road, #101—The Cambric Center



SIN VACAS PROPERTY OWNERS ASSOCIATION
c/o Stratford Management
Post Office Box 40790
Tucson, Arizona 85717