



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

INDEX

Treasurer's Report	2
"Bring-a-Bottle" Wine Tasting	2
Healthy Living Workshop	2
From My Desk	3
Stratford Contacts	4

2011 Board of Directors

President

Dr. Jay Lipman

Vice President

William "Ray" Bumgardner

Treasurer

Ron Soroka

Secretary

Peter Wierenga

Director

Jack Juraco

Congratulations, and thanks to our 2011 Board of Directors for volunteering their time and talents to serve their community.



Whoever caused all the cold weather, thank you for finally taking it away! Now I don't have to fight with my dog Mimi to take her for her morning walk. I promise never to complain about 100+ degree weather again. BRRRR!

I still hear complaints of people running the stop signs on Envidia. I wonder if they are the same people who run the red lights on First Avenue.

As the weather eventually moderates, more pet owners will be out walking. Just a reminder, please pick up after your pet. We don't have frequent rains to wash away the refuse and it adds up. Besides being unsightly, it can become a health hazard when gnats and flies appear in the spring. Ever wonder where those darn bugs have been when you're enjoying lunch on the patio?

Mary Lee has joined the Landscape Committee and we thank her for all her hard work.

Mistletoe is sprouting in many trees and we urge everyone to pay attention to this problem which can spread very easily; kind of like crabgrass on lawns.

The citrus trees are loaded with fruit. For many years, kind neighbors have put boxes of surplus fruit out by their mailboxes for others to enjoy. Thank you in advance for your thoughtful generosity.

A change has been made in the wine tastings. Everyone should also bring along an hors d'oeuvre so as to lessen the burden on the host.

With the coming of Spring, we anticipate a pick up in the economic activity. Hopefully this will bring a return to prosperity to Tucson. Some houses in Sin Vacas have been sold recently at reasonable prices, which we hope means a leveling-off of the housing market.

Be assured that your Board will do everything we can to preserve property values by maintaining our community's appearance. Wishing everyone a healthy, prosperous Spring, I remain at your service.

Cordially,

Dr. Jay Lipman

TREASURER'S REPORT

As reported at the Annual Meeting, we expected to end 2010 with a surplus of ninety days expenses. We actually faired better that originally thought. Here are some highlights from the 2010 Year-End Financials:

- Total income was \$371,192 versus a Budget of \$347,168. Overage was primarily due to receiving back assessments and late fees from the Villa Milano "Open Lots" account. We still have \$8,735 due in back assessments and late fees from other Sin Vacas accounts.
- Total expenses were \$230,240 versus a Budget of \$244,528. A lot of line items came in slightly under the budgeted amount. We did overspend our Video Surveillance budget by about \$4,000, but it looks like we are set for a few years now. We under spent by about \$4,000 in Gatehouse Building Maintenance, but will have to address this year certain items like painting and a new floor.
- We ended the year with about an \$83,000 surplus which when added to the slim \$20,000 surplus brings us to about \$103,000 in our "rebuilt" Reserve Fund for future capital projects.

The upcoming year looks surprisingly predictable, and we should add another \$100,000 to our Reserve Fund. Thus, no increase in 2011 assessments was warranted.

Ron Soroka, SVPOA Treasurer



"Bring-a-Bottle Wine Tasting" Friday—6:00pm to 8:00pm 2011 Season

*Mar 4 Mimi & Chuck Trangsrud
7777 N. Placita Sin Mentiras*

*Apr 1 Carole & Ray Bumgardner
7440 N. Calle Sin Desengano*

*May 6 Susan & Jay Lipman
7441 N. Calle Sin Celo*

*In addition to a bottle of your favorite wine,
please bring an hors d'oeuvre to share.
This is a new addition to our old tradition in
order to lessen the load of our gracious hosts.*

**If you have questions, please e-mail:
leighspigelman@gmail.com**



Do Not Let Your Disease or Your Condition Define You

Learn to take charge of your health. Santa Catalina Villas will be sponsoring a Pima Council On Aging (PCOA) Healthy Living Workshop. The workshop, *Managing On Going Health Conditions*, will run every Wednesday from May 4, 2011 through June 8, 2011, from 9:30 am to 12 noon. Refreshments will be served. For more information contact PCOA at (520) 790-7262 or register online at:

www.pcoa.org/HealthyLivingReg.htm





FROM MY DESK.....

Despite the condition of the housing market, Sin Vacas has seen five home sales in the last two months, and with that, increased open house activity. In a previous newsletter, I talked about the passage of HB 2345, which prohibits associations to regulate the type of For Sale signs used in the community. Here is another aspect of that bill. The association can no longer limit the hours of an open house, except that the association may prohibit open houses held before 8:00 am or after 6:00 pm. I have had several calls asking about the policy change from Sundays to weekdays as well. Although the statute doesn't make particular reference to days, the reference to hours indicates it could be on any week day.

Because of increased open house traffic, it was decided that Sin Vacas should have some type of policy in place to address the changes brought about by the passage of this bill. And because the bill does not differentiate between gated and non-gated communities, the need for such a policy became apparent. Even though we cannot dictate the rules, we can establish some control. Below is the open house policy for Sin Vacas which was recently enacted by the Board of Directors:

SIN VACAS PROPERTY OWNERS ASSOCIATION OPEN HOUSE POLICY

1. Open houses may not take place before 8:00 am or after 6:00 pm.
2. All realtors wishing to hold an open house in Sin Vacas must contact Stratford Management at 520-795-6500, extension 1033 to inform them of the day and time of the open house. On the day of the open house, the realtor/owner must sign in at the gatehouse and provide the attendant with his/her phone number.
3. Sin Vacas is an access-controlled community. All prospective viewers must register at the gatehouse. If requested by the realtor, the attendant will then call the realtor for authorization for admittance to the open house. The same shall apply in the instance of an owner open house. The realtor/owner must give clearance for the prospective viewer.
4. In the event of a realtor only open house, the realtor should coordinate transportation at the gatehouse to reduce the number of cars that must drive within the community or park on the streets. The streets in Sin Vacas are privately owned and maintained. Because the streets are narrow, they are not equipped or designed for parking numerous vehicles. To prevent wear and tear on the roads, and to control traffic, the number of vehicles for a realtor only open house shall be limited to four at any given time.
5. All realtors attending a realtor only open house must register at the gatehouse.
6. Open house signage shall not be permitted to be placed on the common area or streets of the association.
7. "For Sale" and "Open House" signs must be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches, and the industry standard size rider, which shall not exceed six by twenty-four inches.

Copies are available online and at the gatehouse.

Robin Fearneyhough, Community Manager

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!

Robin Fearneyhough, Community Manager
robin@stratfordmanagement.org

Teresa Rascon, Administrative Assistant
teresar@stratfordmanagement.org

Holly King, Accountant
holly@stratfordmanagement.org

Joseph O'Hagin, General Manager
josepho@stratfordmanagement.org

Phone: 520-822-8080 **Fax:** 520-822-8085

Mail: PO Box 40790, Tucson, AZ 85717

Street: 1820 East River Road, #110 — The Cambric Center



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