



JULY 2005 COMMUNITY NEWSLETTER

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**The Prez Says...**

My comments for this issue focus on three items: 1) the new SVPOA Articles of Incorporation and Bylaws, 2) an update on Villa Milano, and 3) recognition of neighbors who volunteer their time, effort, and expertise on behalf of our magnificent community.

First, your SVPOA Board and I sincerely appreciate your participation and support in voting to approve the amendments and restatements to the Sin Vacas Articles of Incorporation and Bylaws. It was hard work, and not an inexpensive proposition—but certainly in the best short- and long-term interests of our community. As you may recall, you received several informational mailings, saw signboards near the gatehouse, and experienced follow-up phone calls to encourage your vote and to ensure that your concerns were taken into account.

Thanks to your affirmative votes, the two documents were approved by the necessary margins (a "super majority" of 75% for the Articles and a simple majority of 51% for the Bylaws). Bringing these two documents up to date was a major endeavor for your Board. It was initiated two years ago under the leadership of former SVPOA President Rick Shaine. I am delighted that SVPOA members recognized the importance of renewing and modifying these two guiding documents, to make them more relevant, more consistent with each other, and to bring them into line with standard homeowners association practices and state law. Some highlights:

**Articles—**

- Revises the duration of the Association to be perpetual (meaning that the Association is ongoing until terminated by homeowners). The previous Articles had an automatic expiration date of 10/7/08.
- Modifies the specific powers of the Association and replaces with general language,

**—by Ron Bornstein**

permitting the Association to take actions consistent with Arizona law.

- Revises the size of the Board to permit five to nine members, rather than the current five-member limit. The new language allows flexibility from year to year and greater participation by the community.
- Changes amendment provisions to permit amendment of the Articles by a simple majority vote, rather than 75% of the entire membership.

**Bylaws—**

- Provides the Board greater flexibility in scheduling the date for the annual meeting, to help achieve greater attendance.
- Clarifies the circumstances when the Board can hold a closed meeting, as permitted under Arizona law.
- Permits action by Board members without a meeting if unanimously consented to by all Board members.
- Adds minimum qualifications to serve as an officer or on any committee.
- Authorizes a late charge for delinquent payment of assessments and revises the interest rate to either 12% or the prevailing rate on loans insured by the FHA or VA.
- Adds a notice requirement that requires each property owner to notify the Board prior to sale of his/her lot.
- Permits amendment of the Bylaws by a majority vote of members entitled to vote at any meeting at which a quorum is present, rather than 51% of the entire membership.

*Continued on Page 2 ▶*

**Board Meeting Announcements**

- 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 on the third Monday of every month.**
- **Please note that the July Board meeting will be held on Monday, July 18, at 8:30 AM.**

## Treasurer's Report

—by Mike McAuliffe

Income is close to budget estimates, but expenses are slightly over budget by about \$13,000 because of higher than expected legal fees (over \$4,000) and the new security cameras were more expensive than budgeted (about \$9,000 over).

Expenses	\$186,000
	•\$125,000 for Gatehouse
	•\$37,000 for Administrative/Legal
	•\$14,000 for Landscape
	•\$5,500 for Streets

Just a quick review of our finances for 2005 (approximate figures)—

Equity	We are hoping for about \$37,000 for 2005, to add to \$55,000 from last year.
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Income	\$223,000
	•\$216,000 from dues

## Sin Vacas to have its own website —by Laraine Brokaw

Get ready to power up and log on to the new Sin Vacas website at [www.sinvacas.org](http://www.sinvacas.org). Our website is going to greatly improve communication between our management company, the Board, and the residents of Sin Vacas.

One portion of the site that we hope you all will use is the "Recommendations" section, which will enable you to recommend or request an individual or company ranging from plumbers to caterers, handymen to faux painters. Some sections of the site will be password-protected, so that only Sin Vacas residents will have access.

The user-friendly site will have a number of useful features, including a listing of all the Board members and their contact information, the CC&Rs, forms, and other important documents, the annual budget with quarterly updates, a history of our community, maps, a suggestion box, and much more.

At this time, we anticipate the site to be up and running by early fall 2005. We hope everyone will use the site, and we invite suggestions for improvements or features that you would like included.



The Association's expenses are slightly over budget due to legal fees and new security cameras.

### "The Prez Says" continued ▼

Passage of the amendments and restatements was a tremendous undertaking, requiring the understanding and cooperation of all SVPOA property owners, including the Santa Catalina Villas/La Rosa Skilled Care Facility, Villa Milano, and the Villas at Sin Vacas. **Special thanks** go to Santa Catalina Villas Executive Director **Ray Roberts and his staff, Jon and Carol Thomas** of Villa Milano, and **Sylvia Kimball** and the Villas at Sin Vacas Board. It would not have been possible without their support.

Second, I want to share with you an update on Villa Milano. Phase I is now complete with paved streets, graded lots, and utilities all in place. The issuance of the first building permits for a number of homes is in process at Pima County, and construction is expected to begin during the later part of June or early July. The developer of Villa Milano is Sin Vacas resident Jon Thomas, and the residences will be built by Milano Homes' John and Mark Clelland—long-time Tucson custom homebuilders. Villa Milano will have four pre-designed models: two two-story and two single-story homes ranging from 1800 to 2900 square feet.

Third, a salute to the outstanding volunteers that lead and serve on our committees—

**Neighborhood Coffee**—Judy Volpe, Angelica Whelan, and former resident Deborah Menayan

**The Architectural Review Committee**—Mort Aronoff, Charlie Bachman (Chair), Laraine Brokaw, Cynthia Fern (Vice-Chair), Joe Hardy, Bill Hubartt, Hal Stratton, and Mario Vedrich

**The Landscape Committee**—Cynthia Fern (Chair) and Mike McAuliffe

**The Website Committee**—Nina Bell Allen, Laraine Brokaw (Chair), Colin Dalton, Joseph O'Hagin, Lou Volpe, and Dan Whelan

**Street Management Committee**—Colin Dalton and Mike McAuliffe.

Their efforts make Rancho Sin Vacas a much better place. We are always on the lookout to expand our committee and volunteer ranks, so let us know if you are interested in learning more about community service opportunities and contributing some of your time and talents. **Have a great summer!**

## Caring for the Gatehouse

Recently, the Sin Vacas Board of Directors took the proactive step of hiring the firm Means Design & Building Corp., to analyze the needs of the community's gatehouse and to ensure its longevity.

The Board received a detailed report from MDBC and is acting on its recommendations, which includes repairs of existing problems and ways to prevent future deterioration. As a first step, the Board has authorized Mission Steel to permanently install a wrought-iron ladder on the gatehouse, which will allow roof access for future repairs. This installation will entail relocating a section of the gate so that it won't hit the ladder as it swings out.

The Board is also in the process of making future

## —by Christine Roberts

plans for recommended restoration work on the gatehouse, which will help protect this valuable asset.

### Gatehouse Reminders...

Please be reminded to contact our gate attendants if you are expecting a visitor or delivery. If you are new to the community please 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.



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

## Monsoon motoring

Each year, monsoon storms bring quick heat relief, but they also bring some of the most hazardous driving conditions of the year.

During hot weather, oil from vehicle engines and tires, along with oils from the asphalt itself, rise to the surface on our roadways. When water hits these collected oils, roads become very slick, especially in the first few minutes of a shower, before the mixture of oils and water has the chance to run off the pavement. Skidding is likely if you must brake suddenly, so it's advisable to slow down and allow extra stopping distance in front of you.

Summer rains frequently flood dry washes, and can make your usual routes impassable. The best advice is to never try to drive across any running water, even an amount that looks shallow. Fast-moving water in Tucson's flooded washes has been found to carry tree branches, utility poles, even refrigerators. Northwest Fire/Rescue advises drivers to plan ahead for alternate routes that will avoid flooded roadways. Emergency personnel may have barricades at some, but not all, dangerous areas. Motorists who move or attempt to drive around barriers to drive through running washes put themselves and their passengers in danger. Drivers may be cited, as well as billed by the emergency service agencies called to rescue them.

## —info from NW Fire/Rescue

Dust storms also come up suddenly in the summer and can restrict your visibility to a few feet. Severe dust storms can appear as solid, moving walls of dust, reducing visibility suddenly and totally. Driving in such a storm is extremely dangerous. If you are caught in a dust storm, **Northwest Fire/Rescue advises:**

- Turn on your radio to catch severe weather bulletins.
- Reduce speed and turn on driving lights.
- If you cannot see 300 feet (the length of a football field) **PULL OFF THE ROADWAY** as far as possible, even as far as the right-of-way fence, and then **TURN OFF YOUR LIGHTS**. If you leave your lights on, other motorists may head toward you, thinking you're driving on the highway, and crash into you.
- In high winds, tumbleweeds roll across the countryside. Do not take evasive action to avoid them; they are light masses of small, brittle stems and are not hazardous to automobiles.

For additional safety information, contact Northwest Fire/Rescue Life Safety Office at 887-1010.

**DRIVE SAFELY!**



Monsoon storms and dust storms bring some of the most hazardous driving conditions of the year. Please review these tips from NW Fire/Rescue.  
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## A few community reminders

### **For Traffic Safety, it's Time to Trim back Trees—**

Many trees and bushes have matured in the community and are growing beyond property boundaries and into the right-of-way of traffic and pedestrians.

If you have a tree or bush that is growing over the roadside, please make sure that it is regularly trimmed back, so that its branches are not blocking site lines (particularly on a corner) or forcing vehicles or pedestrians to veer out of the way.

Thanks for being considerate of others!

### **Please Care for Your Landscaping—**

A small amount of care will help keep the community looking beautiful!

Please take time to periodically pull weeds, remove dead vegetation and trees, remove mistletoe, and trim back overgrown plants on your property.

### **Lighting Up the Neighborhood—**

Outdoor lighting is frequently a source of contention between neighbors. It can be too bright and, if misdirected, can shine directly into a neighbor's living room.

To avoid these complaints, the Association encourages homeowners to follow these guidelines:

- Use low-voltage light bulbs.
- Install security lights with motion detection sensors, so that they are not left on constantly.
- Use shielded light fixtures that cast the light's footprint downward rather than outward.

- Adjust light fixtures so that the light footprint shines entirely on one's own property.
- Before installing new outdoor lighting fixtures, please remember to submit a lighting plan to the Architectural Review Committee for their review and approval.



While lighting is important for safety and security, it can also be a great source of annoyance for those who enjoy viewing the starry night sky away from city lights. Please take time to adjust your outdoor lighting fixtures accordingly.

### **Please Stay within the 25 MPH Speed Limit—**

The Board of Directors and Stratford Management representatives have received various reports of speeding in the Sin Vacas community.

As you drive through the community, keep the safety of other drivers, pedestrians, and children in mind; please slow down!

### **Attention Pedestrians—**

Please wear reflective clothing and/or carry a flashlight at night. Always exercise caution when crossing the street.

### **Future topics—**

If you feel that there are issues of collective concern to the community that you would like to see addressed in the newsletters, please call Joseph or Christine at 795-6500. They will be happy to share your ideas with the Board and, as applicable, discuss them in greater detail in a future newsletter article. Ideas are always welcome!

## **Sin Vacas Neighborhood Coffees** have

been a great success thanks to all of you who have attended and opened your homes as hostesses. It's been a wonderful way to visit with friends and neighbors and to welcome our new ones.

The coffees are for all Sin Vacas residents and will resume in October. They are on the **second Wednesday of each month from 9:00 to 11:00 AM**. Please save the following schedule and plan to attend. The hostess always appreciates a RSVP, which also enables her to pass on any changes in the schedule.

Have a great summer, and see you in October!

### **OCTOBER 12, 2005**

HOSTESS: Laraine Brokaw, 232-0606  
ADDRESS: 2401 E. Calle Sin Controversia

### **NOVEMBER 9, 2005**

HOSTESS: Angelica Rivadeneira-Whelan, 229-3113  
ADDRESS: 2390 E. Calle Sin Controversia

### **DECEMBER 14, 2005**

HOSTESS: Jo Foster, 797-8959  
ADDRESS: 2671 E. Calle Sin Ruido

### **JANUARY 11, 2006**

HOSTESS: **TBA**

### **FEBRUARY 8, 2006**

HOSTESS: Peggy Bognanno, 575-9757  
ADDRESS: 7580 N. Calle Sin Controversia

### **MARCH 8, 2006**

HOSTESS: Susan Leaser, 742-4456  
ADDRESS: 7260 N. Camino Sin Vacas

### **APRIL 12, 2006**

HOSTESS: Sandy Maxfield, 299-0606  
ADDRESS: 2346 E. Placita De Victoria, The Enclave

### **MAY 10, 2006**

HOSTESS: Amber Allen, 797-3669  
ADDRESS: 7614 N. Camino Sin Vacas

Coffees are not held June through September.

Questions or comments?

**Please contact either Judy Volpe, 742-1140, or Angelica Whelan, 229-3113.**



## Protecting your family and home from a wildfire —info from the American Red Cross

Wildfires often begin unnoticed. They spread quickly, igniting brush, trees, and homes. Reduce your risk by preparing now before wildfire strikes. Meet with your family to decide what to do and where to go if wildfires threaten your area. Follow the steps listed below to protect your family, home, and property.

### Protect Your Home—

- Regularly clean roof and gutters.
- Inspect chimneys at least twice a year. Clean them at least once a year.
- Use 1/2-inch mesh screen beneath porches, decks, floor areas, and the home itself. Also, screen openings to floors, roof, and attic.
- Install a smoke detector on each level of your home, especially near bedrooms; test monthly and change the batteries at least once each year.
- Teach each family member how to use the fire extinguisher (ABC type) and show them where it's kept.
- Keep a ladder that will reach the roof.
- Consider installing protective shutters or heavy fire-resistant drapes.
- Keep handy household items that can be used as fire tools: a rake, axe, handsaw or chainsaw, bucket, and shovel.
- Remove dead branches that extend over the roof.
- Prune tree branches and shrubs within 15 feet of a stovepipe or chimney outlet.
- Ask the power company to clear branches from powerlines.
- Remove vines from the walls of the home.
- Mow grass regularly.
- Clear a 10-foot area around propane tanks and the barbecue. Place a screen over the grill—use non-flammable material with mesh no coarser than one-quarter inch.
- Regularly dispose of newspapers and rubbish at an approved site. Follow local burning regulations.
- Place stove, fireplace, and grill ashes in a metal bucket, soak in water for two days, then bury the cold ashes in mineral soil.
- Store gasoline, oily rags, and other flammable materials in approved safety cans. Place cans in a safe location away from the base of buildings.
- Stack firewood at least 100 feet away and uphill from your home. Clear combustible material within 20 feet. Use only UL-approved woodburning devices.

### Create a 30- to 100-Foot Safety Zone Around Your Home—

- Within this area, you can take steps to reduce potential exposure to flames and radiant heat. Homes built in pine forests should have a minimum safety zone of 100 feet. If your home sits on a steep slope, standard protective measures may not suffice. Contact your local fire department or forestry office for additional information.
- Rake leaves, dead limbs, and twigs. Clear all flammable vegetation.
- Remove leaves and rubbish from under structures and dispose of them properly.
- Thin a 15-foot space between tree crowns, and remove limbs within 15 feet of the

ground.

### When Wildfire Threatens—

- Back your car into the garage or park it in an open space facing the direction of escape. Shut doors and roll up windows. Leave the key in the ignition. Close garage windows and doors, but leave them unlocked. Disconnect automatic garage door openers.
- Confine pets to one room. Make plans to care for your pets in case you must evacuate.
- If advised to evacuate, do so immediately!

For additional wildfire safety tips, please visit the American Red Cross's website at:

[www.redcross.org/services/disaster/keepsafe/readywildfire.html](http://www.redcross.org/services/disaster/keepsafe/readywildfire.html)

### Doggone Annoying!

Many residents have fun-loving sidekicks they enjoy taking for regular walks. Most of these folks are very conscientious and respectful, and they bring baggies and use leashes for their favorite Fido. Unfortunately, there are still some pet owners who don't play by the rules, and they allow their pets to use common areas and front yards as "facilities," or allow their pet to simply roam free.

For the sake of safety and sanitation, we emphasize the importance of complying with leash and pooper-scooper regulations. Remember—it's not just a courtesy, it's the law!

Something that may help the conscientious lot to feel more empowered—**citizens may have a third-party citation issued by calling Pima Animal Care at 743-7550.**



**Sin Vacas Property Owners Association**  
P.O. Box 40790  
Tucson, AZ 85717  
Phone: 520-795-6500  
Fax: 520-795-6501

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## **Volunteers needed for the Spring Fiesta!**

Once again the Association is planning to host a Spring Fiesta in April 2006. This is a community-wide, catered picnic event that occurs every spring.

To help plan and organize this event, the Association needs volunteers to serve on a Spring Fiesta Committee. This will be an excellent opportunity for homeowners to participate in their community and get to know their neighbors.



If you have an interest in joining the committee, please contact Stratford Management at 795-6500.

***Thank you!***

## **Your contacts at Stratford Management**

We consider it a privilege to count Sin Vacas among our clientele, and we encourage you to contact our office whenever you may have questions, suggestions, or concerns regarding your community.

### **Joseph O'Hagin, Project Manager**

*josepho@stratfordmanagement.org*

### **Christine Roberts, Administrative Assistant**

*admin3@stratfordmanagement.org*

### **Eva Warden, Accountant**

*ewarden@stratfordmanagement.org*

**Phone:** (520) 795-6500

**Fax:** (520) 795-6501

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

**Street:** 1790 East River Road, Suite 101, Tucson, AZ 85718

Also, we have added a link to our website that will greatly reduce the amount of time real estate agents must spend tracking down basic information for communities under our management. Realtors can now log onto

**[www.stratfordmanagement.org/HOA.asp](http://www.stratfordmanagement.org/HOA.asp)**

to view essentials such as assessment rates, frequency of payment, common area amenities, etc. We hope that this makes your resale experience more efficient, and we welcome any input that you may have concerning our site!