



# 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

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### 2011 Board Meetings

The Sin Vacas Property Owners Association Board of Directors meets the third Monday of every month, except for July. Meetings are held at 8:30 at the Villas clubhouse. The dates are:

**June 20**

**NO JULY MEETING**

**August 15**

**September 19**

**October 17**

**November 21**

Since December is when the Annual Meeting is held, the Board does not hold a regular Board meeting that month.



No news is good news. The old adage still rings true. Our successful season of wine tastings has come to a close and will resume in the fall. Anyone interested in hosting a future party is advised to go to the website for available dates.

Ambitious homeowners who are clearing brush are encouraged to contact Susan Lipman, who will arrange for Horticulture Unlimited to do a street-side pick-up on their Thursday visit. Waste Management will pick up only if the refuse is in bags or containers.

Once again, I plead with pet owners to pick up after your pets – especially on Calle Sin Celo. I didn't think my retirement would be spent picking up after all the neighborhood dogs!

My dog Mimi joins me in wishing our snowbirds a safe journey north. We will miss you all and look forward to your return.

We are planning a lazy, quiet, siesta-filled summer and wish the same for everyone else. Mimi reminds me that she will continue to patrol the community for fat rabbits.

Cordially,

*Jay Lipman*

### SLOW DOWN!!!!!!!!!!!!

I'm sure you get tired of reading about this every other issue, but we really have a problem with people not adhering to the traffic signs in Sin Vacas.

The speed limit is 25 miles per hour in our community. However, there are many who think this does not apply to them. There are also too many instances where people do not stop at the stop signs.

We do have a lot of outside traffic that contributes to the problem, but there are guilty residents as well. We ask that everyone do their part by driving the speed limit and please report any "speeders" to the gatehouse. If your vendor is one, they just may be denied future access!



## TREASURER'S REPORT

As of April 30th, we are about \$4,000 shy of our "Income Goal" for the year. Chasing late assessment payments continue to chew up valuable resources. And some of it we will never see due to foreclosures, abandonments, etc. We will continue pursuing "Delinquent Accounts" until each one has a final resolution that is just, proper and fair to all of our faithful payers.

Our expenses are tracking lower than budgeted, but some of it is just timing. For example, we put in an annual amount for legal fees and then spread it out equally over the twelve months since we could not predict in which future months we might have some legal issues. Well we haven't yet. And, if we never do, then we "save" that money for next year. But if we do have some legal issues, then that month's expense might be higher than we budgeted, but hopefully the annual amount will cover all expenses for the year.

Right now, the only expense category that is tracking lower than budgeted and appears to be real is "Gate Attendants" cost. This is due to higher paying personnel leaving and lower paying personnel as their replacement. The new people are at a lower pay grade but appear to be just as diligent and competent as any. We will keep monitoring their progress.

Respectfully,

*Ron Soroka*, SVPOA Treasurer



## CURB APPEAL COUNTS

Cleaning out and sprucing up your yard are good low-cost alternatives to major home improvement. Whether you hire a professional or have the skills and tools to do it yourself, here are some tips to improve your lawn and landscape:

- Weeding, edging, planting beds and mulching go a long way toward improving a yard's look.
- Planting colorful annuals in beds or pots around the house and patio, in hanging plant holders or in flower boxes makes a house looked cared for.
- To solve problems or add interest, plant new trees and shrubs to create focus areas, or to camouflage foundations and old fencing, or block unsightly views.
- Have your trees and shrubs pruned and remove and replace diseased plants.

## HEALTHY LIVING: MANAGING ONGOING HEALTH CONDITIONS

If you missed the first one, Santa Catalina Villas is sponsoring another six-week workshop beginning July 20th. If you are living with ongoing health conditions or are caring for someone who is, you should attend. The workshop will be held on Wednesdays, from 9:30 am to 12:00 noon. There is a \$15.00 per person, \$25.00 per couple contribution which covers your book, a relaxation CD and program supplies. Pre-registration is required. To sign up, call the Pima Council On Aging Health Promotion Program at 790-7262 or register on line at [www.pcoa.org/HealthyLivingReg.htm](http://www.pcoa.org/HealthyLivingReg.htm).



## ***FROM MY DESK.....***

Are you ready for another Tucson summer? 2011 is almost half over. There certainly is truth to the old saying *Time Flies!*

I wanted to pass along a few reminders regarding some issues I keep witnessing while driving through the community. All mailbox and mailbox lights must comply with the Design Guidelines. Please take a moment to inspect your mailbox to see if you are in compliance. Is your mailbox in need of a coat of paint? For your convenience, free replacement bulbs are available at the gatehouse.

Trash cans. The CC&Rs (Article VII, Section 5) state that garbage cans shall be concealed from the view of neighboring lots, roads, or streets. Except on collection days, your trash cans should be stored in an area out of view of the street and neighboring properties. Hiding them behind the side tree or bush does not qualify as concealment. After pick up, please remember to store your containers out of view. Do not leave them on the street a day or two after collection. We appreciate your cooperation in this matter.



Although some may find it attractive, mistletoe is a danger to your trees. Mistletoe plants grow on a wide range of host trees, commonly reducing their growth. Heavy infestation can lead to plant collapse and eventual death. Mistletoe needs to be removed from trees, or at least cut back so it can't produce berries and spread to other trees. Take a moment to survey your trees. Are they infested with mistletoe?

We have a new gate attendant, Sherri Young. Sherri is taking over the 6 am to 2 pm weekend shift from Bryce Beck. Bryce is on a leave of absence until August, pursuing his studies in hydrology. If you haven't already done so, stop by and say hello to Sherri.

Please remember to submit any exterior changes you may be considering to the Architectural Review Committee (ARC) a week prior to the meeting (The ARC meets on the first Wednesday of each month). Please remember, your ARC members are volunteers; this is not their full time job. They require time to review each submittal. It's one thing to check a paint sample; it's another to review a set of plans. The ARC appreciates your cooperation in this matter.



Whatever your summer plans may be, stay safe and hopefully somewhat cool.

***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!

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