



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

Inside this issue:

Wine Tasting	2
Stay Connected	2
Buffelgrass War	2
Street Committee	3
Mailbox Reminder	3
Monsoon Season	3
Dumpster Controversy	4
Financial Report	4
Stratford Contacts	4



Please be reminded that the Board of Directors meets on the third Monday of every month, at 8:30 a.m., in the Villas at Rancho Sin Vacas Clubhouse, 7601 N. Calle Sin Envidia. All members are welcome and encouraged to attend

Greetings to all. The harsh Tucson winter has left and the lovely spring is turning into toasty summer. Thanks to all who heeded the buffelgrass warning and cleared their property. Some have not and we encourage you to do so, as does the county. One careless cigarette and we could have a California wild fire. The Roads Committee has done an outstanding job negotiating for completion of our roads this May, with plans to have protective seal applied to them next year. Oh, what wonderful things money can accomplish!

Incidentally, we have been slow in collecting our annual dues from a few, but we hope to have those issues behind us soon. Our new landscaping crew is doing a great job and I hope everyone is pleased.

We continue to hear complaints of noncompliance with stop signs, especially on Envidia at the Desengano intersection. Guys PLEASE! We don't need any crashes to liven up the place.

Recently our security team met with a delegation from Sabino Springs to discuss mutual security issues. It was reassuring to know that we are on the ball and appear to be ahead of the curve, so to speak (I can't think of any more clichés).

Wine tastings and coffees continue through May, so please enjoy! My dog Mimi reports that the rabbits appear to be a little faster this year, much to her distress. If these killer rabbits are threatening anyone, she is happy to help. Everyone have a great, healthy, happy summer, and lets keep the swine flu out of Sin Vacas!

Cordially,

Dr. Jay Lipman



Stop Means Stop! *Drive Safely*

Again, we all want to reduce the safety risk to residents and vehicles. Mainly we ask for your usual common sense and consideration of your neighbors.

In Tucson, we are lucky enough to enjoy a temperate climate that allows us hours of outdoor recreation, jogging, walking, and biking.

As you drive through the community, keep the safety of other drivers and pedestrians in mind—and keep your speed down. *The posted speed limit in the community is 15 mph!*

And of course, try not to let your familiarity with the community lull you into thinking you can drive fast or fail to yield at posted stop signs. You never know who (or what) may suddenly appear in front of you!

Stay Connected

www.sinvacas.org is YOUR resource

- Sell Something
- Get work done
- Contact a neighbor
- Need directions
- The Marketplace
- Recommended Contractors
- Community Directory
- Community Map

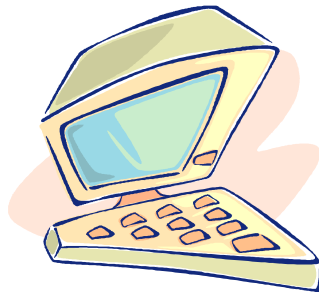
Plus, Wine Tasting Schedules, Monthly Financial Reports, Meeting Minutes and much more is available on your website www.sinvacas.org.

If you registered your e-mail at www.sinvacas.org, you should be also be receiving e-mail notifications regarding what is happening within our community as well as reminders as Sin Vacas events approach.

Not registered yet? Then do it now!! It is a simple process, just go to www.sinvacas.org and click on Members Only and fill in the blanks. And be sure to select the option for being included in the member directory and receive e-mail notices.

If you have problems with our site or want to make site related suggestions, you can contact

Dan Whelan at danwhelan5005@hotmail.com.



“Bring a Bottle” Wine Tasting

(or a bottle of your favorite alternative beverage)

This monthly social event (October through May) ended its second season in May.

We thank Marion Kaufer for bringing this suggestion to our community two years ago; it continues to be a grand success.

We would at this time like to offer a special toast to all who have graciously opened their homes and hosted an event:

Susan & Jay Lipman

Barbara Curcio

Diane & Peter Smith

Lorraine & Ron Bornstein

Pat Kraisman & Harvey Young

Becca & Greg Reihman

Yvonne & Dan Prisble

Sharon & Ron Thomas

Nancy & Larry Schooley

Mary & Terry Lewis

Sherrye & Kimble Cohn

Heidi & Eric Kahn

Mario & Peg Bognanno

Chris & Bill Eklund

Sandy & Bob Maxfield

Claudia & Terry Jonson

Sharon Lurtsema

We are pleased to see how this social gathering has enhanced the sense of community within Sin Vacas and it will continue with a 2009/2010 season in October. All months, except January, are already booked.

If you wish to book January 8, contact Dan Whelan at danwhelan5005@hotmail.com.

The War on Buffelgrass Continues...

Area wildfires are contained, but the conditions that created them could worsen over the next two months.

Southern Arizona is thick with grasses that couldn't get any drier, and the browned, rolling hills won't green up until the monsoon brings rain, usually in early July.

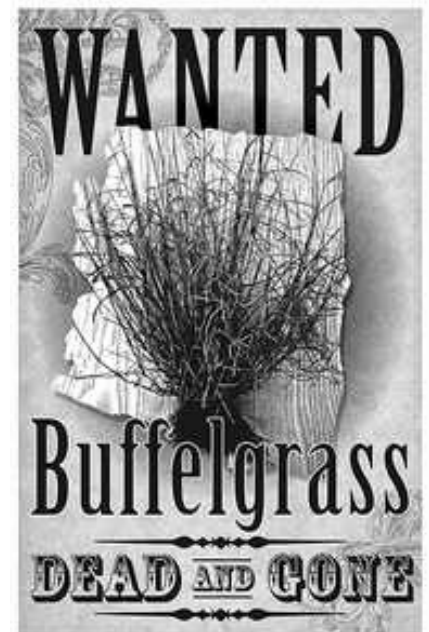
It's not supposed to be this dry, this early, fire managers say. In current conditions, a fire on flat ground with no wind will spread at 10 feet per minute. The "fuels" in the Santa Catalina Mountains are high, thick and dry, compliments of wet summers and dry winters over the past few years. The grasses are two to three feet high, and their moisture content at midday is nonexistent. It doesn't take much these days—a discarded cigarette, a spark from a tow chain, a lawn-mower blade striking a rock—to unleash an inferno.

Brush fires will become common along roadsides, near our businesses and homes. Given this growing fire risk, local governments, developers, fire departments and insurance companies will be forced to change the way they do business, the way we view open space. The predictable costs of letting buffelgrass keep spreading indefinitely will greatly exceed the price of controlling it now.

So what is Southern Arizona doing to combat buffelgrass, reduce the fire risk and save some portion of our natural heritage for posterity? Removal efforts have been in place since 1994; more than 100 volunteers pull buffelgrass every month. In 2005, the state listed buffelgrass as a noxious weed, and local governments are passing ordinances to exclude it from private property and rights-of-way. Many of our residents, as well, have taken important steps by trimming trees up from the ground, moving firewood far from buildings, clearing debris and dead vegetation.

Contributions to the Sin Vacas Buffelgrass funds can be sent to Stratford Management, PO Box 40790, Tucson AZ 85717.

Everyone can make a difference.



The Streets of Sin Vacas

Just in case you hadn't noticed, we have now finished paving all the residential road surfaces within Sin Vacas. This 3-year project ended with the paving this month (May) of the "lesser" Calles & Placitas, including Mentiras, Ruido, Lucha, Condena, Lujuria, and Perezza. The contractor has some minor cleanup/touchup to perform, which we are tracking, and consider done.

We went with a new contractor (ACE Asphalt) this time, for a number of reasons. He submitted the best overall (most complete) proposal; he had the lowest price (actually tied for low); he appeared to be the most accommodating; and best of all, he financed our project. I will talk more about in a moment.

He did turn out to be as accommodating as he appeared. He was quick to adjust work schedules and plans to allow more access to certain, more isolated homes, especially those "trapped" in the Enclave. He dug into one resident's driveway, beyond the official street line, to remove broken driveway material and to provide a better street-to-driveway seam. He went into previously paved areas, similar to the driveway above, to provide better seams as well. And he is repairing some damage caused by early access without cost to us.

With respect to the financing, we found ourselves in need of a bailout (nobody is immune these days), and ACE agreed to finance about 35% of the cost, at very reasonable terms, so that we could take advantage of the current low price of oil. Waiting till next year might have kept us from completing the project for some time. Even with the financing, we had to tighten up in several areas, and kudos go to all the committees within Sin Vacas.

Although most residents' feedback about the paving has been complimentary, there were some complaints, which the Road Committee & Board members have investigated. The evidence exonerates ACE in all respects. We would be happy to discuss any issues you may have.

A final comment—the paving is done. To protect our investment, we will need to seal the surface within 18 months, for which we will increase our warranty coverage from one to three years. Let's plan on doing so in 2010.

Jack Juraco, Road Committee Chair



On behalf of the Board of Directors and Stratford Management, we would like to thank all the current and past Streets Committee Members. We wish to extend special thanks to **Becca Reihman, Peg Bognanno and Jack Juraco** for their time and efforts on the final phase of the project. We also wish to recognize and applaud the efforts of past Streets Committee Chair, **Mike McAuliffe**, for his many years of work on the previous phases of the re-surfacing project



Reminder

All mailbox and mailbox lights must comply with the Association's Design Guidelines. Take a moment to inspect your mailbox to ensure you are in compliance. For your convenience, free replacement light bulbs are available at the gatehouse. Additionally, please note the condition of your mailbox; is it in need of re-painting or replacement? Many of our mailboxes have faded paint or dents that detract from the aesthetics of our beautiful homes and community.

Monsoon & Lightning Season

Summer rains will soon bring relief from Tucson's torrid temperatures.

Whether they come in crashing thunderstorms or gentle downpours, these

rains will also bring some hazardous conditions.

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, vehicles, utility poles, even refrigerators. Northwest Fire/Rescue advises drivers to **plan ahead for alternate routes that will avoid flooded roadways**.

Blowing winds across yards will bring with it desert debris and unsecured items from your yard or possibly your neighbors causing damage to walls, buildings, vehicles, pools, and other items. Make sure loose branches and smaller items in your yard are removed.

Stay indoors during a lightning storm: keep away from open doors and windows, stay off the phone unless cordless and avoid contact with electrical appliances.

If you are outdoors during a lightning storm: seek shelter in a building, ditch, **do not stand under a tree**, avoid hilltops, metal, wire objects, water. If you are in your car stay in your car.



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!

Lynne Nagore, Community Manager

lynnen@stratfordmanagement.org

Holly Bennett, Administrative Assistant

holly@stratfordmanagement.org

Kristina Urbina, Accountant

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

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 2009 annual assessments. To date, the Association has collected almost 90 percent of its projected annual assessment income. As you are aware, the Association is facing a large expense this year with the completion of the resurfacing project and timely receipt of assessments is critical.

Sin Vacas monthly financials are placed on the website for member viewing. To view the most recent financial statements visit the Association's website – www.sinvacas.org or contact

Stratford Management at 520-822-8080.

Courtesy to Your Sin Vacas Neighbors

It is hard to believe that residents in Sin Vacas would dispose of items in non-proper ways.

We have had reports in the past couple of months about furniture and debris being dumped on resident's properties. We've also heard that dumpsters belonging to the Villas at Sin Vacas and Santa Catalina Villas are being filled with building materials and other extra-large items that overflow the dumpsters and block residents from disposing of their domestic trash, the true purpose for which the dumpsters are intended. If you are planning a spring cleaning or remodeling project, contact your waste disposal company and they will bring you an extra container to use for both long and short durations.