



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 Ron Bornstein

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This is my final Newsletter President's Column since my term on the SVPOA Board ends next month. I have long been a believer that governing boards should have reasonable turnover to provide opportunities for broadened participation and fresh perspectives. During the years that I have been privileged to serve as a SVPOA Board member and officer, it's been my pleasure to work with a great group of dedicated community members and fellow Board members who have contributed selflessly of their time, effort, life-experience and wisdom.

I thank them all for making such a positive difference in Sin Vacas and for "paying their civic rent in full and on time." I also want to thank Joseph O'Hagin, Cherie Hewitson and their co-workers at Stratford Management for their firm's great and professional assistance.

I encourage you to attend the annual property-owners meeting, scheduled at 7:00 p.m. on Thursday, December 6, at the Windmill Inn located in the St. Phillips shopping center. The shopping center is on the southeast corner of River and Campbell. The Windmill Inn is near the Vivace Restaurant.

At that time, you will have an opportunity to formally elect three new members to the seven-member SVPOA board, learn more about the 2007 and 2008 budget, and receive reports about the work of the Nominating Committee, the ARC, the Streets Committee, the Landscape Committee and the expanded Sin Vacas Web site resources. You can learn more about the Nominating Committee's recommended nominees for the three Board seats elsewhere in this newsletter; you will receive a formal ballot and annual meeting announcement later this month.

In September, the SVPOA Board voted to increase annual dues by \$100, which means that 2008 annual homeowner dues will be \$1,100. The change reflects increased standard operating costs and, particularly, the need to address significantly higher estimates for repaving of our streets in 2008 and 2009. The increased paving costs reflect unprecedented

global costs for oil--the principal asphalt ingredient.

Thanks to a suggestion and spadework by Board member Kimble Cohn, all property owners received an easy-to-complete and return six-item opinion poll in September. The survey was designed to help the Board understand better the opinions and perspectives of Sin Vacas property owners on Board and community policies, practices, and issues. The Board sincerely appreciates the cooperation of the 88 respondents and welcomes suggestions for questions that should be addressed in future opinion polls. Following are the results.

In response to Item 1 (*I am satisfied that the submittal, review, and control process for proposed new construction in Sin Vacas is effectively and facility administered.*), 71% of those who expressed an opinion agreed or strongly agreed with the statement and 29% disagreed. Interestingly, half of the survey respondents who disagreed with the above statement wanted more ARC enforcement.

In response to Item 2 (*I am satisfied with the operation of the Sin Vacas Gatehouse monitoring and controlling access.*), 94% of those who expressed an opinion agreed or strongly agreed with the statement and 6% disagreed.

In response to Item 3 (*I believe that ongoing safety issues are being effectively addressed by the Sin Vacas Board.*), 96% of those who expressed an opinion agreed or strongly agreed with the statement and 4% disagreed.

In response to Item 4 (*The periodic Sin Vacas Community party/festival should be continued.*), 81% of those who expressed an opinion agreed or strongly agreed with the statement and 19% disagreed.

In response to Item 5 (*I welcome receiving and reading the quarterly Sin Vacas newsletter.*), 99% of those who expressed an opinion agreed or strongly agreed with the statement and 1% disagreed.

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Presidents Message

(cont. from page one)

In response to Item 6 (*I support the essential landscape concept of Sin Vacas, i.e. the preservation to the greatest extent possible of the natural topography and indigenous desert landscape.*) 90% of those who expressed an opinion agreed or strongly agreed with the statement and 10% disagreed.

All in all, I believe it's fair to conclude that the responses indicate reasonable endorsement of Board oversight and our community operating policies and procedures.

In a previous newsletter, I informed you about development plans for Lot 235, the 3.3 acre parcel of TR-zoned land south of the La Rosa assisted living and skilled care facility. The TR-zoning permits considerably greater construction and land-use flexibility in Sin Vacas, as demonstrated by the Santa Catalina Villas, Villa Milano, and the Villas at Sin Vacas.

Last month, the Lot 235 developers submitted to Stratford Management specific plans for a sixteen-unit condominium project with a main entrance off of Calle Sin Desegano and a second entrance off of Calle Sin Envidia. The condominium project will be named *Luminata at Rancho Sin Vacas* and the price for each unit is projected to be in the range of \$1.2 million. The plans submitted to Stratford show three-story flat-roofed units with straight-line contemporary styling--each with two terraces, its own elevator, and a two-car garage.

As yet, the developers have not provided a specific timetable and they must still receive final plat approval from Pima County. They have expressed interest in meeting with the SVPOA Board to more fully discuss their intentions and will need to work out necessary agreements. As with all other construction, the *Luminata at Rancho Sin Vacas* plans will be submitted to the Architectural Review Committee (ARC) for review and consideration. The Board will keep you posted as this project proceeds.

Clearly, the review of the Lot 235 development will be no small task for the ARC (and the Board). We are fortunate to be able to call upon the professional experience, judgment, time and effort of the ARC members who "bring to the table" special talents in architecture, engineering, landscaping and construction. They do their utmost to represent the best interests of the entire community by ensuring that projects conform to CC&R and design guideline standards. The hard working ARC members are charged with reviewing diverse, and often complex, proposals that require careful consideration--and some tough decisions.

Continued on page three▶

Stay Connected

Did you miss our Wine Tasting gathering?? If you had registered your e-mail at www.sinvacas.org you would have received an e-mail notification.



Why not register now!! It is a simple process, just go to www.sinvacas.org and click on **Members Only** and fill in the blanks. To be included on our e-mail distribution, you must select the option for being included in the member directory.

Another good reason to register is that for improved security. Coffee Schedule and the Wine Tasting Schedule have been moved to the Members Only section, as well.

You do not have to be a registered member to use the site. All of the Web site, except the *Members Only* section, is available to the public.

Even without registering you can visit our:

Calendar section where you will find our schedule for

- *Board of Directors*
- *ARC Meetings,*

both open to all property owners.



Community section where you will find a *Community Map, Lot # to Street Address Finder, Past Newsletters, Links to our Government Officials* and other items of interest as well as useful links.

Documents section where you can download *Architectural and Landscape Guidelines, Architectural Review Submittal Forms, Gate Opener Request Forms* and *Resident Decal Request Forms.*

As a registered member you can access the **Members Only** section and in addition to the Wine Tasting and Coffee schedules, you have access to *Annual Minutes, Board Minutes, ARC Minutes, Financials, Other documents* and *Community e-mail addresses.*

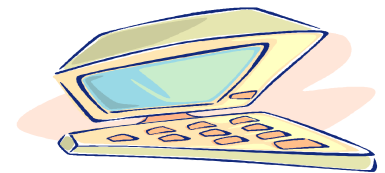
So give it a try, go to www.sinvacas.org.

Don't forget, we are a ".dot org" site, not a ".dot com" site.

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

Dan Whelan—

Website Liaison



Treasurer's and Streets Committee Report

With two months left in 2007, we are on course for about a \$75,000 surplus at the end of this year. This amount will be added to the \$102,000 in the capital fund for a total of \$177,000. By adding \$43,000 from next years budget we will have about \$220,000 which the Board has decided to use to repave two-thirds of our streets next April before the price of asphalt goes up again. We have a total of 5.1 miles of streets in Sin Vacas. We have already repaved 2.5 miles, which leaves us with 2.6 miles remaining. Two-thirds of these remaining streets—or about 1.7 miles—will be repaved next April. This will leave about .9 of a mile for repaving in 2009 at a cost of approximately \$100,000, depending on the cost of asphalt in 18 months. The 1.7 miles to be repaved next April will include our busiest streets: Calle Sin Controversia, Calle Sin Miedo and parts of Camino Sin Vacas, Calle Sin Envidia and Calle Sin Desengano.

Scott Norton has started cleaning up the sand and gravel from our streets from the monsoon storms.

We will be discussing the 2008 budget at our Annual Meeting in December.

Mike McAuliffe—

Association Treasurer and Chair of the Streets Maintenance Committee





Presidents Message (cont. from page two)

Special thanks to ARC Chairman Bill Hubartt, Kimble Cohn, Cynthia Fern, Pamela Juraco, Terry Lewis, Hal Stratton and Dan Whelan for all of their time, effort and dedication to their assigned responsibilities. It's not an easy job and they deserve to be recognized and appreciated for their contributions.

When I began my service on the Board some years ago, a veteran of another community association summed up his experience by observing that 90% of property owners are generally cooperative and supportive--and 10% are contrarians. Based on my Board experience in Sin Vacas, I would beg to differ. It's my honest opinion that **95%** of Sin Vacas property owners have been cooperative, understanding, and supportive in resolving issues and concerns.

As with other aspects of society, a small number of individuals unfortunately elect to "march to a different drummer," placing self-interest over broader community interests and standards. The discontented have every right to disagree and to be vocal in expressing their viewpoints. I have faith that SVPOA members will always "consider the source/s" of any discontent, and that they will seek and rely on facts rather than on unfounded allegations.

The stewardship and openness of the SVPOA Board are matters of record--as evidenced by the Board's long-standing invitation to attend and participate in meetings of interest to you and its consistent posting on the Sin Vacas website of financial data, all meeting minutes and other associated governance information. We have a great community thanks to you, albeit with some vocal dissenters from time to time. That is to be expected and, I guess, one must simply chalk that up to life and human nature.

Thanks again for the privilege of serving you as SVPOA president. I hope that you enjoy this beautiful time of year in Tucson and that you will plan to attend the annual meeting on Thursday, December 6.

New Revised Neighborhood Coffee Schedule

We have had a change in our schedule for the months of January and February. Below is the new revised schedule. For those of you who are new to Sin Vacas, a monthly neighborhood coffee has been organized for all Sin Vacas residents.

We meet in a neighborhood home on the **second Wednesday of each month from 9:00-11:00 a.m.** It's a causal gathering of friends and neighbors and a great way to welcome our newcomers. As always, an RSVP would be appreciated if you plan to attend. This also enables the hostess to pass along any changes in the schedule. We look forward to seeing you!

OCTOBER 10, 2007

HOSTESS: Pam Juraco (2431 Calle Sin Controversia) 229-6132

NOVEMBER 14, 2007

HOSTESS: Barbara Sargent (7501 Calle Desengano) 544-5616

DECEMBER 12, 2007

HOSTESS: Judy Volpe (7466 N. Camino Sin Vacas) 742-1140

JANUARY 9, 2008

HOSTESS: Marion Kaufer (2801 Calle Sin Pecado) 834-2936

FEBRUARY 13, 2008

HOSTESS: Marg Donlan (7604 Camino Sin Vacas) 575-9465

MARCH 12, 2008

HOSTESS: Krista Steiness (7201 Placita Sin Codicia) 742-7157

APRIL 9, 2008

HOSTESS: Susan Lipman (7441 Calle Sin Celo) 797-1577

MAY 14, 2008

HOSTESS: Jana Knight (7540 N. Camino Sin Vacas) 531-8653

Coffees are not held in June, July, August or September. Questions or comments? Call Judy Volpe (742-1140) or Angelica Whelan (229-3113).

Manager's Corner — Joseph O'Hagin, Stratford Management

At this time, I wish to extend the collective wishes of the staff of Stratford Management to all the residents within the Sin Vacas community for a safe and happy Holiday Season! It has been our pleasure to assist you and the Board of Directors this past year in helping to maintain and enhance your quality of living—and property values.

Speaking of the Board of Directors... I also wish to offer our thanks to the present Board of Directors—Cynthia Fern, Peggy Bognano, Kimble Cohn, Dr. Jay Lipman, Mike McAuliffe, Ron Bornstein and Dan Whelan—for their services to the community. **Special appreciation is extended to outgoing Board members Cynthia Fern and Ron Bornstein for their many years of service to the Association and various committees. Mike McAuliffe also merits our gratitude for his efforts as Board Treasurer and offer to run for re-election.** It has been my pleasure and privilege to have worked with you all.

Recently, our office received several reports of vandalism from the Board of the Villas at Rancho Sin Vacas that occurred at their clubhouse. The computer in the office was damaged, several potted plants were destroyed and the kitchen and bathroom were vandalized—all on different occasions. The Board has requested that its neighbors within the Sin Vacas community report any unusual activities or visitors at the clubhouse to Stratford Management and/or the gatehouse. As you may not be aware, the Board of the Villas at Rancho Sin Vacas has kindly allowed the Board and Architectural Review Committee of Sin Vacas to conduct their monthly meetings at their clubhouse. *Our thanks to the Board and members of the Villas at Rancho Sin Vacas community for the opportunity to conduct the business of the Association in such a comfortable and convenient venue.*

The Gatehouse attendants send their regards, and a reminder to please notify them of your expected visitors. For your convenience there is an Expected Visitors Form that you may pick up at the Gatehouse. When you drop off the completed form at the Gatehouse it facilitates your visitors' access to the Association.

The attendants wish all residents a safe and happy Holiday Season.

Board of Directors Nominee Biographies

Mrs. Becca Reihman

Becca Reihman graduated from Texas Tech University with a BBA in Marketing/Management. She spend 25 years in the Grocery Industry with Nabisco, Best Foods, Scott Paper and Rocky Mountain Marketing in Texas and Colorado. Becca became one of four partners with Rocky Mountain Marketing, a Food Broker. She was Executive Vice President overseeing the operations of the company, which employed 600 employees. Becca and her husband Greg lived in Colorado and purchased their home in Tucson in 1998 and became permanent residents in 2002. They began their Real Estate Career in 2003

The Reihman's has been residents of Sin Vacas since 2002.



Mr. William “Ray” Bumgardner

Senior Partner, William “Ray” Bumgardner, Certified Civil Trial Attorney, heads the firm’s product liability practice group.

He earned a Bachelor of Science degree in Engineering at the United States Naval Academy in Annapolis, Maryland in 1958 and graduated from Seton Hall University School of Law in 1967. Prior to entering law school. Mr. Bumgardner had extensive experience as a Process Engineer and Sales Engineer. While attending law school at night, he had six years experience in the insurance claims filed.

Mr. Bumgardner is admitted to the New Jersey State Bar, and the Bar of the United States District Court, District of New Jersey. For the past twenty-five years (25) years, he has engaged as a litigation defense attorney practicing primarily in the fields of products liability, automotive, toxic torts, transportation, and construction litigation with extensive experience in handling multiple plaintiff and defendant cases involving products, industrial machines, power presses, electrical controls and system components, automobiles, cranes, heavy equipment, power tools and household appliances, toxic torts and asbestos, making him well suited to handle cases involving complex technical matters. In his career to date, Mr. Bumgardner has tried over 150 major cases to jury verdict for the defense.

The Bumgardner's has been Sin Vacas Residents since 2002.

Neighborhood Wine Tasting

A new social event, *"Bring-a-Bottle Wine Tasting"* commenced Friday October 19, 2007 at the home of Susan & Jay Lipman. The event was a great success with successive events on October 26th at the home of Barbara Curcio, on November 2nd at the home Diane & Peter Smith, and on November 9th at the home of Marion & Peter Kaufer.

Like our Neighborhood Coffees, which began in 2001, the purpose of our *"Bring-a-Bottle Wine Tasting"* is to enhance a "sense of community" within Sin Vacas.

We are pleased to see that this new event is attracting more men to our social gatherings.

We have now scheduled a wine tasting for the first Friday of each month at 6:00pm.

All Sin Vacas residents are invited -- just bring a bottle of your favorite wine. The host/hostess will provide crackers & cheese or simple hors d'oeuvres. This event provides a great opportunity to sample others' wine favorites and more importantly enable friends and neighbors to meet and mix and welcome newcomers.

Our event schedule is shown below. If you would like to host a Wine Tasting or have questions, please e-mail danwhe-ian5005@hotmail.com or phone Dan Whelan at 229-3113 or Judy Volpe at 742-1140.

"Bring-a-Bottle Wine Tasting"

Fridays – 6:00 P.M. to 8:00 P.M.

An RSVP to the host/hostess would be appreciated

2007

<i>Date</i>	<i>Hostess/Host</i>	<i>Phone</i>
Dec 7	Lorraine & Ron Bornstein 2531 E. Calle Sin Controversia	825-8494

2008

Jan 4	Pat Kraisman & Harvey Young 7525 N. Camino Sin Vacas	531-8938
Feb 1	Sharon Lurtsema 2443 E. Calle Sin Condena	322-6646
Mar 7	Yvonne & Dan Prisble 2591 E. Calle Sin Pecado	615-9137
Apr 4	Sharon & Ron Thomas 7401 N. Camino Sin Vacas	219-4954
May 2	Nancy & Larry Schooley 2501 E. Calle Sin Pecado	297-3698
TBD	Becca & Greg Reihman 2457 E. Calle Sin Condena	891-2528



NOTICE OF ANNUAL MEETING

Please be advised that the **2007 Annual Meeting of the Sin Vacas Property Owners Association** will be held on **Thursday, December 6, 2007, at 7:00 p.m., at the Windmill Inn, 5250 N. Campbell Avenue in the Pima Room.** Please mark your calendars for this annual event.

At the Annual Meeting, the members of the community will be approving the Minutes of the 2006 Annual Meeting of the Members and electing three members to the Board of Directors. Presently, **Mrs. Becca Reihman and Mr. William "Ray" Bumgardner** have agreed to run for election; their biographies are included in this newsletter for your review. Additionally, **current Board Treasurer and Streets Maintenance Committee Chair Mike McAuliffe** has graciously agreed to run for re-election. We wish to thank these civic-minded members for volunteering their time and talents for the betterment of the Sin Vacas community!

If you wish to run for election for a seat on the Board and be included on the ballot, we have included a nomination form for your convenience. Please fill out the nomination form and send it to Stratford Management at your earliest possible convenience, but no later than November 23rd. In the event you are unable to attend the Annual Meeting, an absentee ballot will be included in the Annual Meeting packet and will be mailed to all Sin Vacas property owners prior to the meeting. The absentee ballot will list all nominees and will include the option for a "write-in" candidate. We look forward to seeing you there!

▶ **You're encouraged to visit the Association's website at www.sinvacas.org for more community info!** ◀

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

Debra Essex, Accounts Receivable
dessex@stratfordmanagement.org ext. 1037

Michael Marrama, Financial Accountant
michaelm@stratfordmanagement.org ext. 1015

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
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Tucson, Arizona 85717