

Sycamore Springs

ASSOCIATION
NEWS
June 2005

BOARD MEETING HIGHLIGHTS

The highlight of our May 16 SS-HOA Board Meeting was a presentation by Jamie Argueta of The Remington Group. The Remington Group is responsible for the development of Sycamore Springs, Sycamore Creek, Sycamore Hills and now Sycamore Canyon. Jamie was invited to talk about the Sycamore Canyon development. He provided a wealth of information. Here are the highlights:

- Sycamore Canyon will be built in two phases and will take approximately 3 to 5+ years to complete. There will be 1100 homes built by the following home builders: Pepper Viner, Canoa, Meritage, Richmond, and DR Horton. Main access to Sycamore Canyon is via Harrison Road.
- Sycamore Canyon will encompass approximately 1600 acres and 70% is designated open space. Sycamore Springs is 75% open space.
- The development will include a Village Center shopping area, recreation center and playing fields, public hiking trails and a bike path.
- Most of the roads in Sycamore Canyon will be public roads. There will also be a gated community. The development will have one primary HOA and the smaller gated community will have their own HOA.
- The Phase One development will take approximately three years to complete and there will be 485 units built (this is the construction we see going on now). The lot size will range from 6500 sq. ft. to one acre. There will not be any two story units built close to Sycamore Springs, however there will be two story units built farther into the development.
- Prices for a 1500 to 1800 sq ft home will start at \$223,900; larger lots and homes will vary from \$250,000 to \$375,000 or more.
- The Phase Two development will extend beyond the end of the new road and will contain some tracts of four acre home sites. My calculations say there will be 615 units built.

Other bits of information Jamie shared with us:

- The development off of Camino del Toro called New Tucson will have 1800 units built on 7000 sq. ft. to one acre lots.

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Board Meeting Highlights (continued from page 1)

- The USPS is considering a post office in Corona de Tucson.
- Plans are in the making for a large shopping mall (bigger than Tucson Mall and Park Place) to be build at the area of I-10 and State Hwy 83 (Sonoita Hwy).

Sycamore Springs is also getting some enhancements according to Jamie. We will be getting four box trees that will be planted at the Sycamore Springs gate area and the Sycamore Creek gate will be re-vegetated and have some cactus planted. They are also going to make some changes at the end of Sycamore Ridge Trail. They will break of the dirt road bed beyond the chain barrier and re-vegetate the area with cactus etc. Hopefully this will discourage any motor traffic. It was suggested that, maybe they could build a foot trail so we could access the hiking trails in Sycamore Canyon.

So things will be changing, our quiet and peaceful desert with the magnificent view of the Santa Rita's won't be just for us anymore. This new development can be a little discouraging, but Jamie reminded us this area has been targeted for development long before we moved here. And he also reminded us that great care is taken to preserve the beauty of the area.

Moving on to the Landscape Committee: a group of volunteers met on May 14 to discuss restoration of the Springs gate area. They tossed around lots of ideas and settled on three key projects. First, a gate will be installed so walkers (kids going to school etc.) can get into and out of the subdivision. Second, benches will be placed in shaded areas; a place where kids can wait for the bus. And, finally a sign will be designed and installed (with lighting!) Plants will be put in as available. Thanks to all who came to the meeting and shared ideas. If anyone has other great ideas for the front gate and/or spare time to help, contact Sam Santistevan at www.sshoa.info.

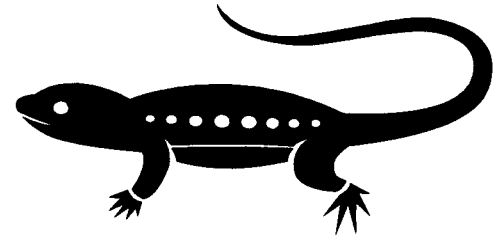
Tom Andrews and Bob Dahms presented a slide show of photos taken from the air of our homes in Sycamore Springs and Creek. Tom, the pilot and Bob, the cameraman spent a Saturday morning flying over our subdivision snapping photos of the area. They flew at 4000-5000 foot elevations (we are at 3200 feet) and counted 95 homes from the air. Many of us at the meeting were able to spot our homes. It was a great slide show complete with music. Maybe we can get them to show it again at the next meeting. Bob says that anyone wishing a photo copy should contact him at bdahms@mac.com

In case you missed the last newsletter, here is a list of goals and objectives that the Board will be working on this next year. They are:

- Implement the new Specialty Vehicle Storage Guidelines.
- Completion of the SS-HOA Phone Directory.
- Continue to support the development of the Web Site and increase member usage.
- Landscape and Lighting plan for the SS front gate area.
- Resident Satisfaction Survey.
- Creation of a Finance Committee.

There is lots going on in our area and we need input from everyone! If you have comments, information, concerns etc. and can't make it to the Board meeting, you can contact any Board member via the web site, www.sshoa.info.

**Next Board Meeting: June 20, 2005, 7:00 pm
at the American Legion on Houghton Road.**



Desert Critter and Fire Safety - Thanks to all who attended this talk by Todd Cupell. If you missed it, here are the highlights:

The good news is, Todd tells us, people usually don't die from rattlesnake bites, scorpion bites, or Gila monster bites!! We were all relieved to hear this! In case of a rattlesnake bite, he says to try and stay calm (easy for him to say!), and don't try any type of first aid like elevating the area, putting on a tourniquet, icing, heating or anything else you may have heard. Stay calm and call 911 as soon as possible. Even though the bite is not deadly, rattlesnakes have a lot of bacteria in their mouths and the wound needs to be cleaned. **This does not apply to children.** Children, being smaller, are more at risk of serious complications, so get to the hospital ER immediately. Also, there is greater danger if you happen to be bitten by a "young snake". Apparently young snakes are not savvy to the ways of the world and will inject all of their venom, while older, wiser snakes usually only inject a part of its venom. Who would have thought??

P.S. You do not need to take the snake with you when you go to the hospital!

If you find a rattlesnake in your home, courtyard, or garage you can call the Corona de Tucson Fire Department and they will gladly come to your home and remove it.

Scorpions, those nasty little creatures that lurk in dark places are also not deadly, unless you or a child is bitten by the **small, light colored variety**. Todd again suggests calling 911 just to be on the safe side. He also suggests that we continue to be cautious when putting on shoes, gloves, reaching into dark corners or under boxes etc.

Gila monster bites are also not deadly, but can be very painful and usually require a trip to the hospital. Gila Monsters are reluctant to let go once they have bitten you and will likely accompany you to the hospital. Bites from Gila Monsters are rare because they really need to be provoked before they strike.

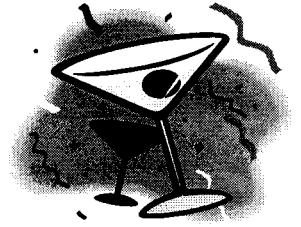
Finally, Todd talked a little about Africanized Bees. If a swarm attacks, he says to get into a house or car **quickly**. Don't jump into a pool, as the bees will wait for you to surface! He said they have been known to wait up to 24 hours!! You can try to out run them, maybe a mile or so before they will lose interest. He says to keep your mouth, nose, ears covered because the bees like these areas. The bee stings are not deadly (unless you have an allergic reaction) but you should call 911 or get to a hospital just to be on the safe side.

We were all reminded that the desert is home to all these creatures and **we** will have to adjust. Thanks to all who attended and especially Barbara and Dennis who hosted this event.



Progressive Dinner and Star Party

We had a perfect evening for our Progressive Dinner Party which was held on May 14. A special thanks to all the members who were gracious in hosting the event. Dennis and Barbara Wood served the appetizers and dinner salad. Will & Alison Mead and Linda Elling teamed up to provide the main course at the Elling's home and the dessert was offered at the home of Bob and Kay Dahms. Tom Andrews and Bob Dahms provided the telescopes for star gazing. Although the skies were spotted with clouds, there were opportunities to view the moon, a couple of stars, and the planet Jupiter. The whole evening of delicious food, fellowship, and star gazing made this a very pleasant evening. Again, thank you to all who helped in this event (especially Kay Dahms for organizing it) and to all who attended. People are already asking when the next one will be. So, we are planning a festive Holiday Progressive Dinner and will be looking for hosts. If you are interested, please contact Chris Leach at hleach1411@aol.com or 762-1097.



AL JOHNSON

Let's welcome Al Johnson, recently elected to the Board of the Sycamore Springs Homeowners Association. Al is not "new"; he was one of the first homeowners here in Sycamore Springs. In that capacity, Al served on our first committee -- the Advisory Committee to the then-existing Board. His diligence, spirit for community service, and concerns for the community in which he lives, served as a beacon for us all.

Before coming to us, Al was a Tucson resident for thirty-eight years. He is a veteran of the United States Air Force and Arizona Air National Guard, and has served the Tucson community as a police officer since 1969. He is a member of our RV Storage Committee, and current chair of our Architectural Control Committee.

Al has lived in Sycamore Springs for nearly three years and has watched the desert sprout houses at a rapid rate. Now that the development is nearly complete, and now that we have elected our Board of Directors, he feels even more responsible for the future of Sycamore Springs. He believes that a homeowners association should maintain the standards of the community, while at the same time, interfere as little as possible with the daily lives of the homeowners. Al considers it an honor that the residents of Sycamore Springs trust him to serve on the Board of Directors.



Swimmers

The Town of Sahuarita Parks & Recreation is offering a Summer Swimming Program. They will have a lap swim time, a water aerobics class and an open swim time beginning May 28 at Sahuarita High School Pool. Please call the Anamax Rec Center at 625-2731 for details.

Website

Be sure to check out our web site for new information or to contact a Board member, www.sshoa.info.

SS-HOA Directory

The deadline to get your name in the new directory is June 30. Contact Tom Andrews at trandrews@aol.com or call 751-3774.

Special Vehicle Storage

Al Johnson reported at the Board Meeting that the ACC (Architectural Control Committee) has received only one plan for approval thus far. He is requesting that anyone who plans to have work done, get their plan into the ACC as soon as possible.

Tom Andrews is gathering a list of interested people to solicit bids as a group and get a better rate. Contact him at trandrews@aol.com if you would like to be included in this group. You can review these guidelines at the web site, www.sshoa.info

Community Garage Sale

Please let Linda Elling linda-elling@cox.net know if you would like to participate in the community wide garage sale being planned for October. We will finalize a date later this summer. We have six families on the list so far.

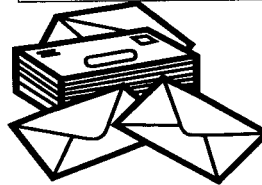
Book Club

The next Book Club meeting will be June 1 at Alison Mead's home, 16667 S. Graythorn View Place. The group will meet at noon for a salad lunch and discussion of "The Pilot's Wife". Upcoming books selected include: The Prodigal Summer, The Red Tent, Night Falls, and State of Fear. Newcomers welcome!

Community Reminders

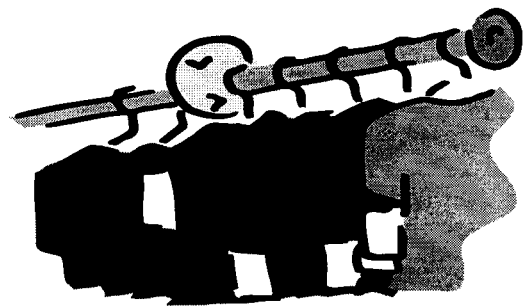
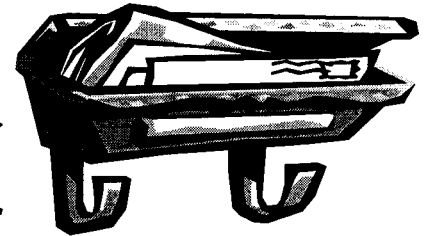
Web News

If you would like to receive your newsletter via the web site, send Jeff Summers, at jsummers@cadden1.com your email address.



Mail Boxes

Brent Bonnet has located a contractor to build new mason style mail boxes. The cost will be \$180.00 per mail box, but we need 70 families to commit in order to get that price. The mail boxes will be plain, stucco-sided and does not include numbered tile or other tile decorations. Contact Brent Bonnet via www.sshoa.info to sign up.



Community Calendar

Community Clean-up

Neighborhood clean-up is being scheduled for July 9 at 5:30 am. In Sycamore Springs, meet at the corner of Sycamore Ridge Trail and Sycamore Springs Trail. In Sycamore Creek, meet at the gate. Hot coffee, donuts and water will be available.

(520) 648-6730

101 S. La Canada Drive, Suite 39
Green Valley, AZ 85614

Summers
Springs

Community Calendar (continued)

Asphalt Sealing - Will be scheduled for mid-October/early-November. If you would like to have your driveway done, let Jeff Summers at Cadden Management know. E-mail him at jsummer@cadden1.com or call 648-6730.

Street Cleaning - Jeff Summers is still looking for an 'affordable' company to clean our streets. No date has been set yet.

SS-HOA Survey - Eric McGar along with SS-HOA is developing a survey that will be going out to all members in September. If you have information, ideas, or comments for the survey, please contact Eric at emcgar@yahoo.com



Common Neighborly Courtesies & Comments

The best glass cleaner- Mix equal parts of rubbing alcohol and water in a spray bottle. This mix cleans glass table tops, windows, microwave and oven surfaces perfectly.