



Sycamore Springs News

November 2005

Board Meeting Highlights

Brent Bonnett, Vice President was our presiding officer at the November Board meeting as Tom Andrews was out of town. There was a full agenda and lots of interesting discussion.

First on the agenda was the **Treasurer's Report** by Mario Vassallo. Mario reported that there is approximately \$28,000 in the Operating Account and approximately \$75,000 in the Reserve Account. He also recommended the following investments for the Reserve Account: 1/3 of the account be placed in a 9 month CD for a return of 3.92%, 1/3 be placed in a 12 month CD for a return of 4.60%, and 1/3 be placed in a Capitol One Money Market Account for a return of 3.75%. He estimated this scenario will give an annual return of approximately \$3000.

Mario requested that the Cadden Management Contract be re-negotiated for 2006 to include the recommendations he made at the previous meeting. He had suggested that if we: 1) reduce the number of site visits by Cadden from twice a month to one time per month; 2) have the Community Affairs Committee produce the newsletter, and 3) reduce the number of Board meetings to every other month rather than monthly that we would save approximately \$1350 annually. A motion was made, seconded, and approved to re-negotiate the contract with these provisions. Regarding the change in Board meetings, several Board members and homeowners initially rejected this idea, stating there are still too many issues to consider and resolve. It was pointed out that "work sessions" (similar to a regular Board Meeting) could be planned for the alternating months. Cadden Management is not required to be at designated work sessions and we wouldn't have to pay for their attendance. So, in 2006 SSHOA Board Meetings will be held every other month and Work Sessions will be scheduled on alternating months as needed. Stay tuned for details in the New Year.

The **Architectural Control Committee** met this month and approved three projects and reviewed plans for one new home. The committee also took a tour of the community and found that there were still six or seven homes with rec. vehicles or trailers on their property and no plans submitted for storage. **The deadline for proper RV and trailer storage on homeowner property is January 1, 2006.** Of course, there is no need for concern if you plan to move

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See page 6
for final
corrections
to
paragraphs
two and
three of the
Newsletter.

your vehicles, **but**, if you have no plans by now, be prepared to get a nasty letter of non-compliance from Cadden Management and possibly a fine.

Landscape/Maintenance Chair-person, Sam Santistevan reported that he is still seeking proposals for the Sycamore Springs sign at the main entry. Speaking of signs, **Sam has 12 road signs he needs HELP planting.** If you have ever tried to dig a hole out here, you know that digging 12 holes for these signs is a **BIG project!! Sam is planning a work party for Dec 3-4, that's this weekend so email him if you have some extra time.** speedysam@aol.com.

There was a work party at the Creek side gate and the bike rack is finally ready, thanks to Barbara Still-Wood and her group. There next task is to spread two loads of dirt—**she is looking for some helpers.**

Linda Elling from the **Community Affairs Committee** reported that invitations for the Progressive Dinner had gone out and everything is set for a fun evening. Plans continue for the Home Decorating Contest and the Committee decided that any decorated house will be automatically entered in the contest. She also reported that the Hiking Group has been cancelled due to lack of interest. The first email newsletter went out last month. There were 51 emails and 4 mailed newsletters for a total of 55. Linda asked the group how we could increase our coverage since we are reaching just over half of our membership. Amelie Anderson said she will be sure to get emails of new residents and perhaps ask for email addresses along with the Annual Dues.

Web News. Web master, Bob Dahms had good news to report: the web site has earned \$300 from advertising! Hope it pays off for everyone! He is creating a calendar for 2006, so everyone can check the web site for up-coming events. Bob also plans to publish the results of the member survey which will be going out to homeowners in the near future. And finally, he has renewed our domain name www.sshoa.info.

Cadden Management Report. Amelie Anderson has been busy her first month on the job for our HOA: checking on gate operation (discussed elsewhere in newsletter), seal coating the streets, processing Design Modification Requests and doing the bi-monthly community drive through. Two bids have been received for the seal coating the streets and a third bid is pending. The first bid was for \$21,101 and the second was for \$34,542. Seal Coating will include: cleaning the road surface, priming the area, cleaning and repairing cracks (1"wide)-repairing potholes is extra, notification of all residents, and placing cones and barriers. The Board requested that Amelie get a final written bid from the first bidder and they also want included in the final written bid when the project can begin and how long it will take. Those homeowners planning to get their driveways done at the same time will pay \$400 for driveways in

Sycamore Springs and \$200 for driveways in Sycamore Creek. Another big issue came into play during this discussion and that is **the Erosion Control Committee report**. Eric McGar turned in a fairly comprehensive report of the committee's findings regarding our erosion problems. So, the Board will have to take into consideration these findings before we go to the expense of seal coating the streets. Any major restoration of the road bed should be completed prior to the seal coating project. It is anticipated that this report will be on next month's Board Meeting agenda along with more information on the seal coating project. **If you have erosion issues on your property, plan to attend the next Board meeting on December 19.**

Along with erosion control, it was mentioned that the easements along our roads could use some up-grading and restoration. Do you think the road side along Sycamore Ridge Trail needs a remodel? Email one of the Board members with your ideas/opinions www.sshoa.info

News from the Community Forum-Because there had been so much discussed at this meeting, there was little time for community comments but two issues were discussed. The first involved a complaint of persistent radio/stereo noise and how can the problem be fixed. Amelie Anderson will follow up. The second is an old issue brought up again regarding the unfinished rock and debris piles at the west end of Sycamore Springs Trail. Al Johnson and Amelie will work on this issue.

Next Board Meeting: Monday, 7:00 pm, December 19, 2005. Please plan to attend.

Newsworthy

Emergency Gate Operation. Amelie Anderson (Cadden Mgt.) contacted Signal Gates to find out what to do when the front gates lost power and would not open. The good news is: **When there is no power to the gates, they can be pushed open manually.** She cautioned that trying to open the gate manually when there is power will disable the gate. If there is a power outage, each gate has a back-up battery that is checked monthly by Signal Gates. Also, at last month's meeting, there were complaints about the gate being broken all the time possibly caused from high usage. Interestingly, Signal Gates keeps a record of the number of times the gate opens and closes. For example: on

10/15 the gate opened 225 times and on 11/15 the gate opened 250---**WOW, does that seem like a lot!?**

Corona de Tucson Community Forum- Shirley Laubli our HOA liaison has attended the first community of HOA meeting. She said there were four other groups at the meeting also. This was a preliminary organizational meeting and she will have more to share as the group progresses. If you have a particular concern or information that might be useful to the group please contact her at bxl@us.ibm.com. If you would like to see what's happening at another local HOA go to www.srrhoa.org the Santa Rita Ranch HOA web site. And, if you really want to get involved, you can join the Santa Rita Foothills Association. It's \$15 to join which includes a newsletter. Contact: Ruth Abbazia, 533 E Montgomery Ave, Corona, AZ. 85641

Community Calendar

Book Club – Wednesday December 7, 2005 The group will meet at 11:30 at Mary Argueta's. Please call 886-5999 for details.



Holiday Progressive Dinner – Saturday December 3, 2005

It's coming up this weekend! If you haven't given your RSVP, please call Christine Leach at 762-1097. Please come!!



Holiday Home Decorating Contest

Any house with Holiday decorations will automatically be entered in our First Annual Home Decorating Contest. You have until December 18 (plenty of time!) to get your house ready. There will be prizes for 1st place Best Overall, 2nd place Best Overall, and Most Unique. Join in the fun and light up the community. Results will be posted on the web site.

Mary Kay Open House. Michele LaFreniere is hosting a Mary Kay Open House on **Sunday, December 11, from 2:00 until 4:00.** Her address: 9151 E. Lone Horse Place. Call 247-7035 to RSVP or for more info.

Street Sweeping. Our streets are due to be cleaned again on December 27th. If the sweeper misses your street or does only a portion of your street, please call Cadden Management. If you see the sweeper dump his dirt anywhere in our neighborhood, call Cadden immediately 648-6730. The street sweeper has already left two piles at the end of Sycamore Springs Trail!

Community Reminders

Are you having a Christmas party or other Holiday gathering? If so, you can request a temporary gate access number for your guests to get into the front gate. The temporary number is only good for 24 hours. Please Call Amelie Anderson at 648-6730.

HOA Dues The first installment of the 2006 HOA dues is coming in January.

Only 30 days 'til the Specialty Vehicle Storage guidelines go into effect!

Neighborhood Courtesies and Comments

Pet owners beware! There seems to be large number of Coyotes around this year. Practically every morning they can be spotted roaming through the neighborhood searching for something tasty. **Don't let it be your pet!** Please make sure your pet enclosures are secure.

Please contact linda-elling@cox.net if you have questions, comments, or have something for the newsletter.



From: Linda Elling <linda-elling@cox.net>
Date: November 29, 2005 4:24:44 PM MST
To: SSHOA Group

Subject: Corrections to Newsletter

Please note the following correction to the Treasurer's Report: Mario announced the following investments for the Reserve Account: \$25000 in a 9 month CD with US Bank for a return of 3.92%; \$25000 in a 12 month CD with M&T Bank for a return of 4.60%APR. Another \$25000 will be invested in a Money Market Account with Capitol One Bank for a return of 3.75%. Mario estimated that these investments will provide us with an annual return of about \$3000.

Clarification HOA Board Meetings for 2006: The Board only approved the motion by Mario Vassallo to re-negotiate the Cadden contract for 2006 that would change Board meetings to every other month. Until there is an official 2006 contract, Board meetings will continue to be held each month. As mentioned, stay tuned for further details.

Thanks for your patience!