



Sycamore Springs News

Oct/Nov 2005

Board Meeting Highlights

Please welcome Amelie Anderson, Associate Manager of Cadden Management as our new Cadden representative (replacing Jeff Summers). Amelie and her husband moved from California to Green Valley three years ago. She has been with Cadden for the past 1 ½ years and she is currently taking classes at the Community Association Institute to become a certified Association Manager. She has lots of enthusiasm and is looking forward to working with our community. She can be contacted at 648-6730 or aanderson@cadden1.com.

President Tom Andrews opened the meeting with a big thank you to Sam Santistevan for his work at the front gate area, especially noting the use of the bike racks and the benches by the school kids. He also commented that the new landscape contractor was doing a good job keeping the area neat and tidy. Tom circulated a rough draft of the Resident Survey. The Board will review the document and then it will be ready to go to the membership. Thanks to Eric McGar for his time and effort putting the survey together.

Please take a few moments to complete this survey and return it to the HOA. Everyone's input is vital and will help direct our course in the coming years!

Tom reminded everyone that Shirley Laubli will be our Sycamore Springs liaison with other HOA's in the area. The goal is to create a unified group of HOA leaders that would work together to develop recommendations for future growth and other issues in our area...

Treasurer Mario Vassallo has been busy, busy consolidating our finances into more efficient accounts and moving the reserve funds to an income generating account. He says we continue to be on track with budgeted goals. A motion was made by Mario to allow the Community Affairs Committee to manage their \$300 budget within their committee. The motion passed. The Board also passed a motion allocating \$200 to the Community Affairs Committee for the remainder of the year.

Mario provided recommendations to the Board that could save the HOA approximately \$1350 per year. He recommended that the bi-monthly site tour by Cadden Management be changed to monthly, which the Board approved. He also recommended that Linda Elling, the newsletter editor start producing the newsletter instead of Cadden Management. Linda agreed to do this and the Board approved the recommendation. Finally, Mario recommended that the

Board change from meeting once per month to meeting every other month or six times per year. We are required to meet at least quarterly according to the Bylaws. Board members and those attending the meeting objected to this recommendation stating that there are still too many issues to be addressed by our "new" HOA. So, for now the Board will continue to meet monthly.

As Mario was discussing ways for the HOA to reduce expenses, someone suggested that we take over management of the HOA. True, there would be considerable savings, but the management company provides vital services that would have to be completed by volunteers. The management company provides consistent, reliable service and attends to the unpleasant tasks that would be hard for a group of volunteers. Everyone was in favor of keeping Cadden Management.

Al Johnson reported that the Architectural Control Committee has reviewed 60+ projects, quite a few more than last year. Since the last Board Meeting, they have approved 6 design modification requests and three "new" house plans. A Board member asked what is done with excavated pool dirt. Al said that prior to approval of a new pool; there must be a plan to dispose of the excess dirt properly. **Here is a great opportunity for anyone wanting fill dirt!** (I would be happy to put something in the newsletter if you are interested)

Volunteers needed: Landscape Chair-person, Sam Santistevan is looking for a few volunteers to help install some new road signs that have been ordered. Several homeowners have been asking for signs designating "no outlet", "dead end", "private road", and "children playing" etc. **If you have some free time to lend a hand, please contact Sam at www.sshoa.info.** Sam reported that the bike rack for Sycamore Creek is ready to install.

The Association is still having too many problems with the gate breaking down. One homeowner commented that "the gate opens and closes dozens of times during the day". There is a considerable cost to the HOA each time the gate needs to be repaired. Amelie Anderson said she will look into it. A homeowner at the meeting suggested leaving the gate open during the day like we did in the past or leaving it open during peak activity time: mornings and late afternoon. Another big problem with the gate is there is no manual control to open the gate should it happen to break down while closed. This could be a potentially serious problem during an emergency, not to mention the inconvenience for someone trying to get to work or get home from work. If you have other concerns regarding the gate, **please contact a Board Member at www.sshoa.info.** In the meantime, report any gate malfunctions to Cadden Management at 648-6370

Next Board Meeting: Monday, 7:00 pm, November 21, 2005. Please come and share your ideas!

Newsworthy

The first Annual Community Garage Sale a big success!! Fourteen homes participated in the sale this year. People reported a good turn out and a successful sale. If you missed this year's sale, we will most likely do it again next spring, so you can start planning now! Thanks to all the Community Affairs Group for making this a successful event: Christine Leach for creating the flyers; Jewel & Tom Andrews for distributing them; Linda Elling for getting the balloons and doing the advertising; Mary Argueta for creating the road signs; Mary, Christine and Alison Mead for putting out the signs at daybreak and taking them down again; and everyone else in the group for helping with plans.

The **Erosion Control Committee** is just about finished with their report. They will have recommendations to the Board by the next Meeting. With the monsoon season long behind us, it is hard to remember the erosion and messy streets. **Did anyone see the street cleaner??** He was last seen about 2 weeks ago, sweeping one side of Graythorn View, and then dumping his dirt load at the end of Sycamore Springs Cull-d-sac! Amelie Anderson will investigate.

Web Site News www.sshoa.info Bob Dahms has added information to the web site regarding gate instructions. He has also updated the photo gallery and the bulletin board. If you haven't visited the Photo Gallery yet, check it out. There are some great photos and if you have some good digital photos to share, let Bob know and he will add them to the gallery. For speedier downloading, this newsletter will not contain photos, so visit the web site.

Calling all Parents with school aged children -- HELP!

Kids are **still** playing with the gate and "riding it" as it opens and closes! They are using the key pad to open the gate over and over! A child getting their foot or arm caught in the spokes of the gate can get a nasty and possibly permanent injury. This is the third time this issue has come up..... The HOA still needs to put in a gate so kids have a walkway around the road gate, but, in the meantime please advise your kids against playing on the gate.

Also, kids are randomly calling homes using the key pad!!!

PLEASE speak to your children about these problems.

Community Calendar

Book Club – Wednesday November 2, 2005

The group is meeting at 11:30 at Barbara Still-Wood's, 9339 E Sycamore Springs Trail. We will be discussing State of Fear by Michael Crichton.

Hiking Group – Sunday November 13, 2005

Please meet at Jerry and Linda Elling's 16592 S. Graythorn View at 8:00am. We will be hiking the trail to Elephant Rock. It will be approximately 6 miles roundtrip, easy trail. Call 762-1387 for more information.

Holiday Progressive Dinner – Saturday December 3, 2005

Watch for your invitation arriving in November. Three homes are hosting and will be offering gourmet appetizers, delectable desserts, and lots of Holiday cheer. Please mark your calendars now.

Holiday Home Decorating Contest

We are finalizing the details of this contest, and will have more details in the next newsletter. We would like homes decorated by Dec 3, in time for the Progressive Dinner. Prizes will be awarded! If you are new to the desert, Holiday decorating takes on a whole new dimension! And is lots of fun!

Community Reminders

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

RV Storage If you haven't made preparations for your RV storage, you will be getting another letter requesting your plan. RV storage guidelines go into affect January 1, 2006 and there could be a fine for those homes not in compliance. This does not apply to those just moving to the Community.

Seal Coating Cadden Management is still seeking bids for the street sealing. Again, if you would like to get your driveway done at the same time, contact Tom Andrews www.sshoa.info

Lot number signs If your lot number sign is still standing, the HOA Board requests that it be removed. Thanks.

I hope this new format is acceptable. Please contact me at linda-elling@cox.net if you have suggestions for improving the newsletter, comments, ideas, and especially if you have problems opening this document. Thanks, Linda Elling.

