



# Sycamore Springs News

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April 2006

## Board Meeting Highlights

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The following is submitted by Alison Mead who took notes at this month's HOA Board meeting:

The meeting was called to order at 7:00 pm with Tom Andrews, Brent Bonnett, Sam Santistevan, Mario Vassallo, and Al Johnson present.

Tom Andrews gave a big **Thank You** to Bates Paving for doing such a great job on our roads. One visitor brought to the Board's attention that the end of Sycamore Springs Trail on the North side was not completed and Tom said he would call Bates to inquire. He also commended the residents as most complied with the "no driving" restrictions set forth by Bates.

**Treasurer's Report:** Mario gave his treasurer's report for both February and March and mentioned that there had been a theft at Cadden management. Their safe had been broken into with software and other information regarding our HOA banking being taken. As a precaution all the banking and financial institutions were notified and all accounts were closed and new accounts opened. Concerns were brought up about our personal information: names, addresses, telephone numbers etc., and Amelie Anderson assured us that none of that information was kept in that safe, only the banking information had been compromised.

A motion was put forth to donate \$150 to the American Legion for their kindness in letting us use their facilities each month. It was so moved and seconded.

**Architectural Control Committee:** Al Johnson stated that the Architectural Control Committee had been presented with four projects on-line for approval and all were approved. A tour of the area for CC&R infractions was made and 13 homeowners were found to be in violation, such as vehicles not in use being stored alongside homes etc. These situations will to be addressed by the Board..

**Landscape/Maintenance:** Sam Santistevan brought to our attention that the American Legion will be tearing down the old feed store facility on it's grounds and will donate some of the bollards for our use. These steel posts will be used around the gate keypads to help keep them from further vehicular damage.

**Community Affairs Committee:** The Community Affairs Committee wished to remind everyone of the first annual Desert Garden Tour to be held on May 20<sup>th</sup> starting at 8:00 am with approximately eight homes participating in the tour. This should be very informative with the owners giving information as to how they achieved such lovely and diverse desert gardens. Also brought up was the fact that the committee has \$50 in it's budget from last year and wondered if this money rolled over to the new year or did we need to "hastily spend it" before receiving this year's budget? We were glad to hear that the money rolled over into the next year.

**Web News:** There have been no new changes to the website and if you haven't visited it yet, take the time to do so as it is quite informative.

**Cadden Management:** Amelie Anderson and Cadden Management contacted the street sweepers and found that they had not been contracted to do the Sycamore Creek area **at all**, so this has been added and priced out accordingly. However, much discussion ensued as to the efficiency of the sweepers and it was decided that we need to put this job out for bid again and see if we can't retain someone whom we feel is doing a proper job. In addition, it was suggested that someone needs to be following up on the sweeper and groundskeepers to make sure that they are doing what is expected of them. At present, our groundskeeper comes once each month during the winter months and twice each month during the monsoon season. Every time they are here Amelie wants a report as to what they have done. Al Johnson volunteered to keep tabs on what is being accomplished. The debris at the end of Sycamore Springs Trail cull-d-sac was once again addressed and the developer has been notified. Hopefully, something will get done soon on this matter.

**New Business:** Procedures for handling CC&R violations was discussed. As per the new State law, an HOA can no longer put a lien on property for violations, only for non-payment of HOA dues/assessments. However, we can fine violators and the fines will be added to the next year's dues. If not paid at that time the fines will remain part of the yearly assessment until the sale of the home, when payment is required before the sale is finalized. This is not a good thing for homeowners wishing to sell as sales have collapsed because of accrued fines. The option to sue is also possible in Superior Court. If the court rules in favor of the HOA, the homeowner is liable for all court costs and attorney fees. It may be cheaper in the long run just to pay the fine. The Board will be sending out a letter to all residents in the near future discussing this issue and our Association's philosophy towards compliance with the CCR's and Design Guidelines.

Erosion Control is continuing to be studied and a list of solutions per each problem will be submitted in order of priority. This should be forthcoming with work being started before this year's monsoon season. Geoff mann has agreed to lead the effort in this area, and will present a plan for approval at the May Board meeting. Please attend this meeting if your property has erosions issues.

Our Vice President, Brent Bonnett will be leaving us shortly. He and his family will be relocating to North Carolina. He has already sold his home (it was on the market for one day!) and so his position on the Board will be vacant but not for long. The Board appointed Al Johnson as his replacement and asked Linda Elling, Community Affairs Chairperson, to join the Board as Director at Large, which she has accepted. Congratulations all around. Everyone thanked Brent for all his tireless work on the Board and wished he and his family all the best in their upcoming move. We also wish all the best and many thanks to Al and Linda for their continued support and work to make this a great HOA.

### **Community Forum:**

It was brought to our attention that cattle have been roaming in our neighborhoods from time to time! The question was put forth: Do we need to fence our entire area? The fire department apparently knows the farmer who owns the cattle, whom they contact and the farmer quickly gets the cattle back where they belong.

Also mentioned was the fact that the fence at Sahuarita Road is coming apart and that tire tracks have once again been seen in the washes. This is a problem and is definitely not allowed.

Fire danger was also discussed and everyone needs to be aware of potential fire hazards. Keep homes and yards free of flammable debris.

Also, the lights at Sycamore Creek Gate are not working again. Al Johnson will check on the lighting problem.

The meeting was closed with special well wishes to Brent and his family.

**Thanks to Alison for turning in this comprehensive report.**

**The newsletter needs a new editor. If interested, please call Linda Elling or email at [www.lelling@cox.net](mailto:www.lelling@cox.net)**

**Next HOA Board Meeting: May 15, 2006, 7:00 pm at the American Legion.**

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## Newsworthy

### **Wine Cheese and Art event a BIG success!**

Many thanks to Alex and Mary Argueta for hosting this lovely event. There were four different wine stations featuring a different wine and assorted cheeses at each. There was an impressive display of artwork from seven local artists who

were available to discuss their work. It was an afternoon filled with many delightful temptations! Thanks to everyone who attended. The artists plan to give 10% of their sales to the Community Affairs Committee, which we greatly appreciate.

### Snake alert.....

The snakes and other poisonous creatures are up and moving about.....time to be cautious about where you step or put your hands. Last year at this time Todd Cappel from the Corona de Tucson Fire Department gave us a presentation about "Desert Critters". Please see the June 2005 Sycamore Springs Newsletter at [www.sshoa.info](http://www.sshoa.info) for a re-cap of his talk and reminders of how to stay safe.

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## Community Calendar

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**Book Club:** The next book club meeting is Wednesday, May 3, at 11:30. Call Joyce Thomas at 762-8025 for directions. New comers always welcome.

### May Garden Tour – May 20, 2006 8:00 am

There will be eight homes featured on the tour in both Sycamore Springs and Sycamore Creek. Water features, eclectic yard art, specialty cactus displays, elaborate paths, roses, pools, fountains and kivas along with a variety of different landscaping ideas and information to share. Wear a hat, bring a water bottle, pad and pencil for jotting down notes. Stay tuned for more details and a map of the tour.

### Community Meeting – Corona de Tucson Fire Hall, May 9, 2006, 6:30pm

Progress on the reconfiguration of the Houghton/Sahuarita Road interchange will be presented to the community by Pima County officials.

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## Community Reminders

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### New activities:

Anyone interested in getting together once a month to play **Bridge**, please contact the Van Kempens at 762-9862.

An **exercise group** is forming and plans are under way to get together one evening a week starting in May. The group will learn kickboxing and other exercises. This is a lighthearted class and people with all exercise abilities welcome. Please call Michelle at 574-3493

## Neighborhood Courtesies and Comments

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### Backyard lighting

Are your backyard lights also lighting up your neighbors yard?? As the weather warms up, more time will be spent outdoors in the evenings, please take a moment to check your backyard lighting and adjust the fixtures away from neighbors yards if necessary. Thanks.

Please contact [linda-elling@cox.net](mailto:linda-elling@cox.net) if you have questions, comments, or have something for the newsletter.