



Sycamore Springs News

March 2006

2006 Annual Board Meeting Highlights

2005-2006 HOA Summary
by Tom Andrews, President

2005-2006 was a busy, productive, and successful year for Sycamore Springs Homeowner's Association. Through the hard work, dedication, and commitment of many of you, we accomplished much, began work on much more, and had fun doing so. While we cannot list everything, here are a few of the key accomplishments, and some of the key people who made them happen:

Our Architectural Control Committee, under the steady leadership of **Al Johnson**, reviewed and approved numerous requests for fences, pools, landscaping and other improvements. Their perceptive reviews ensured protection of our attractive and compatible neighborhood without being unduly restrictive on our neighbors.

We put into effect and began enforcement actions on our new RV/Utility vehicle storage policy that was established as a compromise solution to the problem of an excessively ambiguous policy left to us by the developer in the original CCRs.

We established an active Finance Committee under the persistent leadership of Treasurer **Mario Vassallo**. In its short lifetime of less than 12 months, the Committee has increased our annual income from investments by over \$3,000 while reducing our Management Contract costs by over \$1000. These and other efforts will help ensure our community's financial viability long into the future.

Our Webmaster, **Bob Dahms**, has developed and nurtured our website, *sshoa.info*, making it a central link in our efforts to communicate amongst ourselves and with the 'outside world'. With additions to the bulletin board, inclusion of our CCRs and other documents, and up-to-date information on community happenings, the website is quickly becoming a key ingredient in our ability to stay in touch with each other.

Our Secretary, **Sam Santistevan**, has led the charge on identifying and enacting several improvements to our community, including the installation of over 15 traffic and informational signs during one weekend in January. He is also well along in designing improvements to signage and lighting at both gate entrances.

In January, we signed a contract for and, as of this writing, are well underway with our first of many triennial roadway sealcoating projects which will help preserve our community's tremendous investment in our roads. In addition, over 20 of our residents have taken advantage

of an opportunity to have their own driveways sealcoated in conjunction with the project at substantial savings over hiring individual contractors.

Last, but probably most importantly, our Community Affairs Committee, under the inspired leadership of **Linda Elling**, has made great strides in bringing our association together as a **community**. Through countless *Community Cleanups*, *Progressive Dinners*, *Informational Presentations*, a few abortive *Star Parties*, and many comprehensive *Newsletters*, Linda and her committee have brought us closer together, and made us stronger and better. Those who have not participated in these events are really missing out on the opportunity to become part of something much more important than a Homeowner's Association, and that's a family. I can safely say that, in large part due to this committee's efforts, Jewel and I count many of our neighbors in Sycamore Springs among our closest friends. Not everyone can say that.

Tom also had two additional announcements. The first is the formation of an Erosion Control Committee that will be headed by Brent Bonnet. Anyone interested in assisting on this important committee is asked to contact Brent at www.sshoa.info. The second announcement is our HOA's new involvement in other community HOAs, primarily Santa Rita Foothills Community Association (SRFCA).. Shirley Laubli is our acting liaison. She reported that another community meeting at the Corona de Tucson Fire Station is scheduled for May 9, at 6:30 pm. Shirley attended the first informational meeting held March 14 and tells us that the road improvements at the intersection of Houghton and Sahuarita will be completed within 18 months. The **big news**: the County has decided to scrap the idea of a round-about at that intersection. She also mentioned that plans are underway for the paving of Wilmot Road from Sahuarita to I-10. Plan to attend the next meeting on May 9 at the Corona de Tucson Fire Station for updates on the Houghton-Sahuarita intersection design and future planning issues.

Finally, Tom thanked Amelie Anderson and Bud Brick (recorder) for their good service to our HOA. He also wanted to thank the American Legion for allowing us to use their facility for monthly meetings.

Treasurer's Report: Mario provided a comprehensive report of our financial accounts and explained that one of the reasons we ended the year with a surplus is the contribution of \$13,000 by our community developer. We will continue to receive this \$13,000 contribution for the next two years. And, of course the best news is: No increase in HOA fees this year thanks to good management and oversight.

Architectural Control Committee: No report this meeting. Al Johnson thanked his committee for their time and assistance over the past "busy" year.

Landscape/Maintenance: No report this meeting.

Community Affairs Committee: No report this meeting.

Cadden Management: No report this meeting.

Community Forum:

Comments were brief tonight so everyone could spend time visiting and enjoying the food.

One resident commented that the cars waiting for the school bus at the entrance gate of Sycamore Springs has made it hard to navigate into our subdivision. It also makes it hard to see on-coming traffic when exiting the subdivision. Perhaps parking **inside the gate** might be a better and safer location.

Several other residents commented that motorists should beware when pulling into traffic at Sahuarita Road. Even though it is a No Passing Zone, cars have been seen passing slower traffic or traffic turning into the gate. Also, beware of motorcycles on Sahuarita Road as they can be hard to see.

Next HOA Board Meeting: April 17, 2006, 7:00 pm at the American Legion. Everyone is encouraged to attend and share your ideas and support our HOA.

Newsworthy

Election Results

Both Tom Andrews and Sam Santistevan have been re-elected to the HOA Board and will continue in their respective positions. Congratulations and a big **Thank You** to both for their time and service to our HOA.

GOOD NEWS!

Sam Santistevan reports that there is now a pedestrian pass through at the Sycamore Springs gate. It is located at the right of the gate looking north and will eventually have a walk way. Parents: please inform your kids of the new pass through and remind them not to play on, or around the gate.

A Reminder....

Burning of trash, landscape debris, or fires of any kind is not permitted in our subdivision. Fires are allowed only in fireplaces or BBQ's.

Community Calendar

Book Club: The next book club meeting is Wednesday, April 5, at 11:30. Call Christine Leach at 762-1097 for directions. New comers always welcome.

Art, Wine, and Cheese Affair: April 22, 2006 4:00 – 7:00

16781 S Sycamore Ridge Trail

Local artists will be showing original artwork as well as prints in oil, water color, and acrylics. A variety of other items will also be on display and all items will be for sale. There will be a variety of wines for tasting and assorted cheeses. So come and spend a relaxing afternoon visiting local artists and friends. You don't have to drink wine to enjoy this event! Thanks to Alex and Mary Argueta for hosting this activity and who are providing the wine. Watch for the flier going out in early April. **Please RSVP by April 14 to 886-5999.**

May Garden Tour – May 13, 2006 (tentative date)

Spend the morning sharing landscape ideas and touring local home gardens. Several homes have volunteered to show their desert landscaping and share ideas and methods of desert gardening. **We are looking for more homes to join in the tour.** Please call Linda Elling at 762-1387 or linda-elling@cox.net. This is going to be a fun and informative event!

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

Community Reminders

Street Seal Coating is continuing each Thursday through April 30 in accordance with the plan and instructions posted on our website and mailed to all residents.. Remember to move your cars to the appropriate side of the street.

A reminder to anyone submitting a Design Modification Request: You can scan your completed request form and send it directly to Al Johnson electronically as a .pdf file. This will expedite the review and approval process. lawman@aol.com

Email Changes: Please alert Cadden Management, Bob Dahms and Linda Elling of email changes so you will continue to receive notices and updates.

Neighborhood Courtesies and Comments

'Tis the windy season and everyone is requested to take time and pick up flying debris and trash around their homes.

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

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