



Sycamore Springs News

May 2006

Board Meeting Highlights

Thanks to Alison Mead for volunteering to take notes and assemble the following highlights from the May HOA Board meeting.

The meeting was called to order at 7:00pm by Tom Andrews, President, with Al Johnson, Vice-President, Sam Santistevan, Secretary, Mario Vassallo, Treasurer, all present, except Linda Elling, Director at Large. Amelie Anderson, from Cadden Management and Bud Brick, meeting recorder were also present.

President's Report: Tom began by reiterating that the HOA is still seeking a newsletter editor to take the place of Linda Elling who is now the HOA Board-Member at Large. Anyone wishing to volunteer for this position can contact any of the Board members for further information.

The Most recent community meeting at the fire house was discussed. No Pima County officials were present at this meeting and no concept design for the Houghton/Sahuarita road intersection was put forth. There is another meeting scheduled for June 13, at 7:00 pm to discuss future plans. Any questions for the County officials for the upcoming meeting in June can be submitted to Sandy Whitehouse. Please plan to attend this important planning meeting.

A topographical map was displayed showing how the monsoon rains affect our area. Also, the Corona de Tucson Fire Department has three new members that have been trained

Erosion control was discussed next with Geoff Mann informing us that he would begin work on Tuesday, May 16 to grade along Sycamore Ridge Trail. The area will then be covered with rip rap rock to slow run-off and prevent undercutting of the road. Once grading is complete and the rock delivered, ***volunteers are needed to help spread the rock along the road.*** It is hoped that the worst sections of at least seven roads will be finished by the start of monsoon season. Homeowners who are already working on their easements along the road will not be affected.

Al Johnson updated the group regarding the availability of Qwest DSL service to our area. Anyone who signed up on the initial list should be getting service by July 7th. If you are interested in having Qwest DSL, please contact Ron Barela at rbarela@gainbroadband.com

Treasurer's Report: Mario Vassallo reported that all the HOA accounts have been re-opened since the break-in at the Cadden Management office. He also mentioned that the seal coating bill has been paid.

Architectural Control Committee: Al Johnson stated that the Architectural Control Committee currently has two projects under review.

Landscape/Maintenance: Sam Santistevan was informed by a homeowner that many school children are still scooting through the gates and not using the pass through which has been constructed for their safety. Before the next school year begins, he intends to have a paved walkway demarcating the opening for them.

Al Johnson checked out the lights at the Sycamore Creek gate after it was reported that the lights were not working. He replaced the sensor and the timer and should be working now. He suggested that in the future it might be wise to replace the sensor with a photo sensor. He also reported that the Remington Group has been contacted about the debris at the end of Sycamore Springs Trail. He was told that the debris and exposed pit was left by the developers of Sycamore Hills. Remington Group agreed to clean the area and send the bill to the Sycamore Hills developer.

The company that has the contract for street sweeping has been contacted and were made aware of the poor job their employees are doing cleaning our streets, including dumping in the wrong places. They have also added the Sycamore Creek gate to the contract. Al plans to follow them around on their route next time and make sure the job is done properly.

Community Affairs Committee: The recent Art, Wine, and Cheese Affair was a great success with special kudos and many thanks to Alex and Mary Argueta for hosting the soiree. There was a good turnout with quite a bit of artwork being sold. The artists generously donated 10% of their sales to the Committee.

A date has been set for the annual neighborhood clean-up. It is to be on July 15 at 5:30 am with coffee and donuts – light enough to see and cool enough not to melt! We again discussed to possibility of getting plants from the Cactus and Succulent Society sales to help vegetate our gate areas.

Also put forth was the possibility of a discussion about the local plants here to help us in our landscaping and appreciation of the area. The guest speaker would be our own James Thomas who has become quite knowledgeable about cactus since moving to the area.

The Community Affairs Treasurer's report stated that we had \$25 in petty cash. To that was added \$218.50 which was our 10% from the art sales bringing our

petty cash total to \$243.50. Our budget balance with Cadden is \$355.00 making a total of \$598.50.

Web News: Bob Dahms asked all new residents to provide their email addresses so they can receive updates and HOA information. With the monsoon season nearly upon us, he gave us the phone number for Road Conditions: **547-7510**. Keep this number handy.

Cadden Management: Amelie Anderson sent out a welcome letter to our new neighbors Larry and Cecilia Jones on Sycamore Ridge Trail—WELCOME! She continues to do our neighborhood site inspections for violations. She will make out a full report and send it to all Board members. The Board will monitor each violation and inform her if a letter is required. She also asked that everyone who has visitors in RV's to please let her know so a violation letter is not accidentally sent. A question was made regarding the \$13,000 the HOA received from the Remington Group for road maintenance. A reserve study showed that the Sycamore Springs area was under funded and that we were to be paid for three years in the amount of \$13,000. This is the last year we are to receive it.

Unfinished Business: The violation policy is still being reviewed in its entirety, i.e. handling inspections and enforcement of the CCR's., when to waive the rules, change the rules, or proceed with legal action. A letter has been drafted and will be sent to all residents regarding some current issues and asking homeowners to take action to correct before the HOA and Cadden have to become involved.

New Business: The Remington Group has approached the HOA with the idea of connecting their 6-7 miles of hiking trails in their new development (Sycamore Canyon) to our area. This would mean building a connecting trail between our tracts. Further discussion is to take place regarding this opportunity and perhaps an aerial view to see the impact that it may or may not have upon us. The negative would be people from Sycamore Canyon could use our streets for walking or biking while the positive would be access for us to several miles of trails.

The schedule for summer HOA Board meetings has been changed: There will be no formal Board meeting in June or August. This time will be set aside for HOA "Study Sessions". The next member wide HOA Board meeting will be July 17.

Community Forum: Nothing to report from this meeting.

Next HOA Board Meeting: July 17, 2006, 7:00 pm at the American Legion. Now that the Board will have fewer "official" meetings, it is especially important to attend—so mark your calendars.

Newsworthy

Neighborhood Issues

Everyone should have received the letter from the HOA Board regarding neighborhood problems and violations of the Design Guidelines or the CC&R's (Covenants, Conditions & Restrictions). All of the issues discussed in the letter are referenced in either document. Please take time to review these two documents as they clearly specify what is and what is not permitted in this community. These are the conditions that each of us as homeowners agreed to abide by when we purchased our homes. In the interest of harmony over the past three years, many minor violations have been overlooked, rules stretched, variances approved, etc. etc. But, as our community grows, in all fairness, everyone must be held to the same requirements. So, again, please familiarize yourself with the Design Guidelines and the CC&R's. You can find copies of each of these documents on the HOA website: www.sshoa.info if you have questions, please contact a Board member.

Desert Garden Envy

The Desert Garden tour held this past weekend, featuring eight homes left many of us with "Garden and Landscaping envy". Each home was distinctive and unique featuring elegant pools, exotic cactus, eclectic yard art, exquisite planting beds, soothing water features and fountains, meandering paths, and fancy wrought iron gates. We live among some very talented and creative folks. Thanks to everyone who participated making this another successful community activity and especially to those neighbors who invited us in to their yards to snoop and wander.

Thursday, Thursday, Thursday

Due to Memorial Day, garbage pickup will be on Thursday June 1 instead of our usual Wednesday. So remember to set out your garbage containers on Thursday.

Community Calendar

Book Club: The next book club meeting is Wednesday, June 7, at 11:30. Call Barbara Still at 762-8874 for directions. New comers always welcome.

Kickboxing and Fitness Group: The group meets Tuesday evenings at 6:30 pm at Christine Leach's house. Call Christine at 762-1097 for directions. If you want info about kickboxing, call Michelle at 574-3493. This is a fun and lighthearted group, all levels of fitness ability welcome!

Community Meeting - Corona de Tucson Fire Hall, June 13, 2006, 7:00 pm

Volunteers needed:

Volunteers are needed to help spread rock along roadsides for our erosion control project. There is a lot of rock being ordered and everyone is asked to get out and lend a hand. The more people we have, the quicker the job will go. There is no date for delivery as yet. Please contact Al Johnson if you can help at 762-9746 or lawmanaj@aol.com. This will be an early morning event (probably more than one morning) and we will try to get as much done before the heat of the day. Coffee, juice, water and donuts will be provided!

Third Annual Neighborhood Clean-up – July 15, 2006, 5:30 am

Once a year we all meet at the intersection of Sycamore Ridge Trail and Sycamore Springs Trail, enjoy a donut and cup of coffee before fanning out to walk the entire community picking up trash and litter along the roads. It's a beautiful morning and a great community activity. There will be more info to come in the next newsletter.

Community Reminders

HOA Dues:

The last installment of our annual HOA assessment is due the last day of June. Everyone should have received their annual assessment notice with two payment coupons last January. If you have misplaced your last payment coupon, just send your check made out to Sycamore Springs HOA (include lot number) to Cadden Management: 101 S. La Canada Dr, Suite 20, Green Valley, AZ 85614.

Don't be late with this payment! If you are, Cadden will apply a \$36 late fee along with interest each month thereafter. Ouch!

Neighborhood Courtesies and Comments

Real Estate Signs

Thanks to who ever instigated the movement of all the Realty signs to one location at the Sycamore Springs front gate. It looks so much better!!!

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