

# Sycamore Springs News

January 2007

## Board Meeting Highlights

SSHOA Meeting was called to order by President Tom Andrews at 7:00pm on 15 January 2007 at the American Legion. The 20 November 2006 SSHOA Board of directors Meeting minutes were approved as read. The December 2006 meeting was cancelled due to the Christmas Holiday.

### REPORTS:

1. President: Tom Andrews expressed his thanks and appreciation to Will and Alison Mead for welcoming everyone into their home for the Holiday Fiesta. Additionally, he expressed sincere gratitude to all the ladies of the community affairs committee who coordinated this event and provided food. It was great success and fun time had by all!
2. Vice President: (Al Johnson excused). Tom reported that on 13 December 2006 the entry gate was struck by a vehicle and not reported. Damage to the gate resulted in \$113 when the gate was derailed. Subsequent investigation revealed the vehicle involved in the mishap and the owners are being sent the repair bill.
  - Freezing pipes: Tom suggested residents keep a drip on faucets to prevent pipes from freezing when the temperatures are below 35 degrees.
3. Treasurer: Mario Vassallo provided a copy of his report for posting on the HOA website. Log-on to view the details @ [www.SSHOA.INFO](http://www.SSHOA.INFO). Additionally, the Nov-Dec budget and approved 2007 annual budget are attached to this newsletter.
4. Architectural Control Committee: No report
5. Community Affairs: By Linda Elling is at the end of the HOA meeting agenda.
6. Website: Bob Dahms maintains the SSHOA website. New updates to the website being considered include a section where residents can post recommendations or non-recommendations for contractors they have hired. This will be a great benefit to those looking for reliable contractors. Log on @ [www.SSHOA.INFO](http://www.SSHOA.INFO) and see what is new!
7. SSHOA Manager: Amelie Anderson stated 3 violation letters were sent out. Additionally, At the request of the Board, Cadden Management has hired an attorney to perform a legal review of select HOA governing documents.

### UNFINISHED BUSINESS:

- Erosion Control Phase II: [Erosion Control Phase II will continue in the spring prior to monsoon season.](#)
- Gate Upgrades: There are tentative plans to install flagstone signs at both gates nearer to Sahuarita Road for better visibility. They may include solar powered lights for night. A picture of the proposed signs can be seen on the HOA website. [A permit was submitted to the county. Currently there are problems with restrictions concerning the right-of-way for Sahuarita Road and placement of the signs in addition to number of signs authorized. This is still being worked.](#)
- Board of Directors: Tom again reminded everyone that the annual board elections will be held in March 2007. [Nominations for board member positions may be submitted to Cadden Management. Nominations should be submitted no later than 15 February 2007. Members interested in running for a board position will be allowed the opportunity to introduce themselves at the 19 February 2007 HOA meeting. Residents can mail-in or bring ballots to the meeting.](#)
- Bus Stop: Keith Solsky brought up that the bus stop is seriously inadequate for our children. He stated the children have no place that is safe from traffic to wait for the bus. [Tom and Keith reviewed his suggestion and the board of directors agreed. Improvements for this area are being developed and will be discussed during one of the spring meeting agendas.](#)

### **NEW BUSINESS:**

- **Landscaping:** Tom Andrews has been researching the possibility of a group landscape maintenance contract. If you are interested in learning more about this or participating please call Tom at **751-3774** or e-mail him at **TRAndrews@aol.com** with your name and phone number.
- **Roof Resealing:** Additionally Tom is trying to coordinate a group roof reseal project; again if you are interested in participating, contact Tom and let him know.
- **Outdoor Bulletin Board:** Tom would like to know the interest of residents who would like to see an outdoor bulletin board put up near the gate. This board would have news articles and also be a place for such signs as “lost or missing dog/cat.” The board would be maintained by a designated “keeper” who would approve, post and remove notices proposed by residents.

## Newsworthy

### **Messages from the meeting attendees:**

- **New Shopping Center:** A shopping center has been approved for development behind the Road Runner. The new center is expected to include a bank, a McDonalds, and a grocery store and other retail shops. No timeline is available for the development, but it is expected to be constructed in the next year or two.

The meeting was adjourned at 7:50pm.

Next Meeting is scheduled for 19 February 2007 at 7pm at the American Legion. Tom Andrews encourages all members to attend and share your ideas for making our community a better place to live.

## Community Calendar

- **SSHOA Book Club:** The Book Club meets the first Tuesday of each month at 11:30. Anyone interested in joining, please call Linda at 762-1387 or [lindaelling@cox.net](mailto:lindaelling@cox.net). Newcomers always welcome.
- **Heard through the Grapevine:** A Bunco group is forming and will meet monthly beginning in January. For information, call or email Linda at 762-1387 or [linda-elling@cox.net](mailto:linda-elling@cox.net)
- **Junk to Treasures:** The American Legion Post 109 Auxiliary Unit is having a “Junk to Treasures” sale on 10 March 2007 at the Legion beginning at 8am. If you have any items you would like to donate please contact Virginia at 762-0197. Proceeds from the sale will be used to help finance programs for Children.

## Community Affairs Committee

– Linda Elling

Holiday Fiesta Dinner was a big success with approximately 55+ people attending. It was great to see so many new and familiar faces. The food was fabulous with lots of Holiday cheer. A special “thank you” to Will and Alison Mead for hosting the dinner, and to all the ladies of the Community Affairs Committee for providing food. We will definitely do this again next year!

Home Decorating Contest 2006 winners: Judging for the home decorating contest took place early this year...on December 12. Again, there were several homes with unique and colorful holiday decorations. All winners received a gift certificate to The Bamboo Club as well as a personalized Christmas ornament. The winners this year were (in no particular order): Richard and Christina Valenzuela on Lone Horse Place, Bob and Kay Dahms on Sycamore Springs Trail, and Thomas and Barbara Matte on Schofield Springs Place. Congratulations to everyone.

The Community Affairs Committee will be planning events for 2007 at their February meeting. Some activities being planned so far include: a Pizza Party to coincide with the Annual Meeting in March, the Annual Community Clean up which will also be scheduled for late March (before the snakes wake up!), another Desert Garden Tour set for April this year, the Annual Holiday Dinner and Home Decorating Contest. We are always looking for help with these activities, so if you have some time and want to get involved, please call or email Linda Elling at 762-1387 or [linda-elling@cox.net](mailto:linda-elling@cox.net). Other activities being considered: another Community Garage Sale, if we get enough interested homeowners, another Desert Critter talk by Ted Cupel of the Corona de Tucson Fire Department. New ideas always welcome!

## *Financial Report*

– Mario Vassallo

### **November and December 2006**

#### **Operating Accounts**

<b>Opening balance as of November 1, 2006</b>		<b>\$13,282.50</b>
Total Income – November	\$ 739.10	
Total Income – December	<u>\$ 676.43</u>	\$ 1,415.53
Total Expenses – November	\$2,648.85	
Total Expenses – December	<u>\$2,171.79</u>	\$ 4,820.64
<b>Closing balance as of December 31, 2006</b>		<b>\$ 9,877.39</b>

#### **Reserve Account**

<b>Opening balance as of November 1, 2006</b>		<b>\$120,089.53</b>
Total Income – November	\$ 1,336.41	
Total Income – December	<u>\$ 72.35</u>	\$ 1,408.76
Total Expenses – November	\$ 0.00	
Total Expenses – December	<u>\$ 0.00</u>	\$ 0.00
<b>Closing balance as of December 31, 2006</b>		<b>\$121,498.29</b>

**Notes:**

1. Total interest earned on our Reserve Account Funds (Jan 1 – Dec 31, 2006):  
MM Account: \$1,907.47  
9 month CD: \$ 735.00  
12 month CD \$1,171.55  
Total interest earned: \$3,814.02
2. Reserve funds are invested as follows:  
\$40,000 11 month CD with Compass Bank – Expires 7/1/07 – 5.5% APR  
\$60,000 12 month CD with 1<sup>st</sup> National Bank of Arizona – Expires 11/22/07 –5.4% APR  
\$21,498.29 in a Compass Bank money Market Account – 4.25% APR

**APPROVED 2007 BUDGET:**

<b>BUDGET - SYC</b>	<b>2006</b>	<b>2007</b>
<b>Homeowner Assessment</b>	<b>\$600</b>	<b>\$600</b>
<b>Number of Units</b>	<b>114</b>	<b>114</b>

<b>INCOME</b>	<b>2006 Budget</b>	<b>2007 Approved Budget</b>
2006 Budget Surplus		\$5,000
Owner Assessments	\$65,700	\$64,800
Late Fees	\$400	\$1,000
Design Review Fees	\$1,000	\$0
Road Assessment	\$500	\$0
Developer Contribution	\$13,000	\$13,000
Builder Assessment	\$250	\$0
Remotes	\$2,000	\$100
Interest Earned - Operating Account	\$0	\$150
Other Income	\$0	\$0
<b>TOTAL INCOME</b>	<b>\$82,850</b>	<b>\$84,050</b>

**EXPENSES - FIXED**

Property Taxes	\$50	\$50
Reserve Transfer	\$36,554	\$37,204
Reserve Contingency	\$5,000	\$2,000
ACC Report	\$10	\$10
Income Taxes	\$50	\$50
Insurance	\$2,200	\$2,700
Backflow Preventer Test	\$300	\$200
<b>Subtotal</b>	<b>\$44,164</b>	<b>\$42,214</b>

**UTILITIES**

Electric	\$700	\$500
Water/Sewer	\$425	\$800
<b>Subtotal</b>	<b>\$1,125</b>	<b>\$1,300</b>

**OPERATING EXPENSES**

Lighting		
Supplies/maintenance	\$0	\$150
Street Sweeping	\$875	\$650
<b>Subtotal</b>	<b>\$875</b>	<b>\$800</b>

**GENERAL REPAIR & MAINTENANCE**

General Repair & Maintenance	\$800	\$1,000
Painting & Supplies	\$0	\$0
Sign Maintenance	\$0	\$500
Erosion Repairs	\$2,500	\$5,000
Street Maintenance	\$0	\$0
<b>Subtotal</b>	<b>\$3,300</b>	<b>\$6,500</b>

**GATE**

Gate Electric	\$0	\$350
Gate Phone	\$1,150	\$1,200
Gate Remotes	\$250	\$300
Gate Maintenance	\$4,600	\$3,600
<b>Subtotal</b>	<b>\$6,000</b>	<b>\$5,450</b>

**LANDSCAPING**

Maintenance Contract	\$3,000	\$3,000
Irrigation Repairs	\$0	\$0
Landscape Improvemt.		
Gates	\$5,000	\$6,000
Landscape Improvement - Roadside		\$2,500
Miscellaneous Expenses	\$2,300	\$1,200
Irrigation Timers	\$0	\$0
<b>Subtotal</b>	<b>\$10,300</b>	<b>\$12,700</b>

**ADMINISTRATIVE**

Accounting/Tax Perparation	\$200	\$250
Management Fees	\$12,186	\$10,872
Postage	\$600	\$600
Copies	\$500	\$600
Billing Notices	\$100	\$200
Architectural Design Fee	\$1,000	\$0
Legal Fees	\$1,000	\$1,000
Long Distance Calls	\$10	\$10
Supplies	\$400	\$500
Bank Fees	\$0	\$0
Meetings/Conference	\$250	\$300
Printing-Newsletter	\$100	\$50
Fax Service	\$40	\$50
Committee Expenses	\$500	\$500
Web Site Expenses	\$200	\$100
Miscellaneous Expenses	\$0	\$54
<b>Subtotal</b>	<b>\$17,086</b>	<b>\$15,086</b>
<b>Total Operating</b>	<b>\$82,850</b>	<b>\$84,050</b>

**RESERVE INCOME**

Interest	\$3,000	\$5,500
Contributions (transfer from Operating)	\$36,554	\$37,204
Contingency		
<b>Total Reserve Income</b>	<b>\$39,554</b>	<b>\$42,704</b>

**RESERVE EXPENSES**

Monument Repairs/Replace Reserve Study Landscape Renovation Common Area Wall Repair Irrigation Repair/Replace Trail Renovations		
<b>Total Reserve Expenses</b>	<b>\$0</b>	<b>\$0</b>