

The San Ignacio View

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UPCOMING MEETINGS & EVENTS

ANNUAL MEETING

MAR. 7 2022 – Canoa Hills/ Saguaro Rm – 9 AM

- **WE NEED YOUR RSVP BY MARCH 2 to ensure proper set-up**

The meeting will be a Continental Breakfast. Our speaker is Kevin Mc Nichols from the Green Valley Fire Department. He will be giving us an update on the new building they will be erecting on Camino del Sol as well as all of the services provided by their department that are available to our homeowners. The meeting agenda is attached.

PLANNING ON SELLING? BEFORE PUTTING YOUR HOME ON THE MARKET (DEMAND NOTICE AND INSPECTION)

You are all aware that SIVHOA has published Rules and Regulations to manage member property use and compliance to those rules and regulations. What you may not know is that during the process of a home sale the title company working on the closing will send us a Demand Notice asking whether a property has any non-conformance with HOA rules and regulations. By law, we are required to answer their requests for information as timely and accurately as possible.

We obtain the information for our response by conducting a review of the property. The HOA has a representative from the Architectural Committee schedule a visit to the property named in the Demand Notice to conduct a review. The review primarily covers Section 4.0 of the Architectural Rules and Regulations but may also touch on other areas of the Owners Handbook if issues are observed. He/she determines and records any non-conformances to the Rules. The results are communicated to the title company along with Assessment information and other basic information regarding the Homeowners Association.

The Demand Inspection performed by SIVHOA is not a "home inspection". Our review covers areas that are documented in the approved Rules and Regulations (Owners Handbook). It is not within the scope of the Demand Inspection to comment on any other feature or condition of a property not documented within those Rules. Further, it only covers the outside of the property ... not the interior living spaces.

Please keep in mind that each property owner in SIVHOA is responsible to be conversant with and in conformance with the Rules and Regulations. If you are planning to list your home for sale it would be a good time to call the Secretary to schedule a review of your property to reduce the likelihood of any surprises during the selling process. The best approach is to be aware before you plan any project outside of your home and take the necessary steps to keep in conformance as part of your ongoing home maintenance.

If you have any further questions regarding the Demand Notice or Inspection process, or if you don't have a current copy of the Owners Handbook (adopted October 12, 2010), please contact Marianne Bishop. This Owners Handbook is also found on our website (www.sivhoa.org) under the tab entitled Documents/Forms at the top of the home page.

SAVE OUR ROADS

If you are planning to have a car shipped to SIV or picked up and shipped to another place, please have the carrier make arrangements to pick it up and/or drop it off somewhere rather than at your residence.

An automobile carrier truck the size of an aircraft carrier can hold more than seven cars. Think of the weight of this monster truck! Consider using the parking lot of the Desert Diamond Casino on Rt 19 or Camino del sol.

ESTIMATED LIFE OF A WATER SOFTENER

Most of our homes are at least 25-26 years old. A word of warning—check out your water softener! The useful operating life of such equipment, *including water heaters*, typically is about twenty years. When a water softener fails it is a costly repair.