

# The San Ignacio View

PO BOX 1150 – GREEN VALLEY AZ 85622

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## ANNUAL HOMEOWNERS MEETING – (SERVING LUNCH)! PLEASE RSVP IF YOU WILL ATTEND

2018 Annual Meeting of homeowners of San Ignacio Vistas, Inc. will be a **luncheon event** held on **March 8, 2018** from 12 to 2PM at **Canoa Hills Social Center in the Saguaro Room**. The Agenda and a document that introduces the 2018 board members are enclosed. Since I need a count for planning purposes, please call me at 520-625-4924 or send an email to [barxmar@gmail.com](mailto:barxmar@gmail.com) to let me know that you are planning to attend.

## RESERVE THE DATES (RESERVATION FORM FOR PIZZA PARTY ENCLOSED)

FEB 14, 2018	ANNUAL PIZZA PARTY	Canoa Hills Saguaro/Palo Verde Rooms
APR 7, 2018	SEND OFF POTLUCK	Canoa Hills Saguaro Room

### SYMPATHY

Condolences are extended to John Churchill (View Ridge Drive) and his family on the passing of his wife Ann who died on December 23 and to the family of Emmett "Larry" Ridley of South Harvest Moon Drive who passed away recently.

## INVOICES FROM REPUBLIC SERVICES

Our contract with Republic Services is in the final year of the 5-year contract that was effective January 1, 2014. The quarterly payment has recently increased to \$45.09. Some of you received a bill for \$1.15 in early December, after your last payment of \$43.36. Here is explanation of why this transpired.

The last four years our annual price increase occurred in March. Republic had an audit a few months ago and realized that the contract is supposed to be increased on Jan 1st each year, so they adjusted their records, so most homeowners received an increase on 1/1/18 unless their billing cycles are different. In that case they did not get an additional bill for \$1.15 and it will be added to their next total quarterly bill.

The board has decided to investigate other trash services this year in case Republic Services would decide to remove the stipulation that they will only use single axle trucks in our subdivision beginning in 2019. If you would like to serve on a sub-committee to get bids for a new garbage contract, please give me a call.

## TIME TO REPAINT?

There are many homes in our area in need of repainting. I will be sending out notices soon. In the meantime, you might want to be proactive and take a subjective look at the trim color on your home. This is the best tell-tale sign. If it is so faded that you can hardly tell what color it used to be, it is probably time to repaint. Also, your stucco may have many cracks that will allow monsoon rains to damage your structure.

When repainting you may want to consider changing your color scheme. Give me a call and borrow the Paint Pallet book. It is not, nor has it ever been a requirement in SIV to paint a certain model a designated color. Our homeowners now have many options using our Paint Pallet.

## **SIVHOA HOME SALES CONTINUE TO BE BRISK**

As of 1/22/18 there are 5 homes that are set to close by February 21. Some homes have only been listed for a day or two. The last home had 3 buyers bidding, and I am aware of only one home that is currently on the market. If you are considering selling, now appears to be a good time.

### **BEFORE PUTTING YOUR HOME ON THE MARKET (DEMAND NOTICE AND INSPECTION)**

You should all be 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 me 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 on listing your home for sale, prior to doing that, 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](http://www.sivhoa.org)) under the tab entitled Documents/Forms at the top of the home page.

### **ENCLOSURES INCLUDE:**

ANNOUNCEMENT AND AGENDA FOR THE 2018 ANNUAL HOMEOWNERS MEETING

RESERVATION FORM FOR FEBRUARY 14, 2018 PIZZA PARTY



**RESERVATION FORM  
SAN IGNACIO VISTAS PIZZA PARTY**

Date: WEDNESDAY FEBRUARY 14 2018  
Time: 5 - ? PM  
Location: CANOA HILLS SAGUARO ROOM  
3660 S Camino Del Sol

Attendance by RESERVATION. Pizza supplied by National Pizza Parties.

A modest per person fee of \$10 per person will cover the following menu:

PIZZA (All you can eat) - with all of the fixings - GLUTTEN FREE UPON REQUEST  
LARGE SALAD BAR  
DESSERT: CAKE, COOKIES AND ICE CREAM  
Coffee, iced tea and lemonade will be supplied. Homeowners desiring anything else should BYOB.

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**MAKE CHECK PAYABLE TO CASH**

Deposit the form, with your check (or CASH) in the lockbox for the HOA located in my courtyard or mail is directly to my address as follows:

Marianne Bishop- Secretary  
4771 S Prairie Hills Drive,  
Green Valley, AZ 85622-5809  
Attn: PIZZA RESERVATION

(QUESTIONS? Call 520-625-4924)

Here is a reservation to attend the **PIZZA PARTY on February 14.**

Attendees are: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**NUBER OF PEOPLE THAT REQUIRE GLUTTEN FREE:** \_\_\_\_\_

**Reservations must be made by February 10 at the latest and, *in order to obtain a refund, cancellations must be made by the same date.***

# of Attendees

\_\_\_\_\_ multiplied by \$\_\_\_\_\_ for each reservation = Total enclosed: \$ \_\_\_\_\_

PLEASE MAKE YOUR CHECK PAYABLE TO CASH

# AGENDA

## San Ignacio Vistas, Inc. Homeowners Association

March 8, 2018

Saguaro Room of the Canoa Hills Social Center  
3660 South Camino del Sol – Green Valley, AZ

11:30- NOON	REGISTRATION
NOON LUNCH & Power Point Presentation	Kate McCormick
CALL TO ORDER	Marianne Bishop

### Article 3 Section 11: No Balloting or Vote in Uncontested Elections

**states in part:** "...the number of nominees is less than or equal to the number of open director positions to be filled, at the option of the Board, there shall be no balloting or vote conducted or held for the election of such nominees, and in such event, the nominees shall be deemed to have been elected as directors by acclamation or unanimous consent of the Members."

In accordance with the above excerpt from our By-laws we are electing Eileen Ridenour and Pat Kelly to the Board to serve a two-year term expiring at the Annual Meeting in 2020 or until a successor has been duly qualified and elected.

Introductions & Recognition  
Meet the 2018 Board

### REPORTS

- Audit	Judy Barkley, Chair
- Treasurer	Marianne Bishop
- Architectural /Changes to Paint Pallet	Glenn Seela, Chair
- Road Sub-Committee – 2018 Project	Pat Imgrund, Chair
- Maintenance - 2017 Accomplishments	
- Secretary Marianne Bishop	

### RESIDENTS' TIME

2:00 PM ADJOURNMENT

- NOTE:** 1) The Board has set February 12, 2018 as the Record Date to determine Homeowners entitled to "Notice" and are eligible to vote at the meeting. Homeowners are permitted *one vote per Lot*.
- 2) Homeowners may observe but not participate in the post-agenda portion of the meeting.

### POST – A G E N D A

(Time Approximate)

2:30 PM Organizational meeting of the Board to elect officers and transact such other business as may properly be brought before the meeting.

Revised: 3-8-18

MARIANNE BISHOP  
4771 S Prairie Hills Dr.  
520.625.4924



Incumbant: Serving as  
Secretary/Treasurer

TERM EXPIRES 2019

My husband Barry and I moved from Pittsburgh PA full-time in October 2002. My career included executive secretarial positions and staff training with: Pittsburgh National Bank (3 Yrs.) Shea Management Association (9 Yrs.) Consolidation Coal (20 Yrs.) and Tomsin Steel (8 Yrs.)

I have served as Recording Secretary for SIVHOA since Feb. 2003 and the Secretary-Treasurer since 2006, publish the homeowner's newsletter and designed and maintain the HOA website. I've completed courses given by the Community Associations Institute and have conducted the officers' training session sponsored by Green Valley Council for the position of Secretary of an HOA. I find maintaining SIVHOA as the best place to live in Green Valley very fulfilling.

I learned to play pool after moving here and formed the Billiards Club of GVR and am currently serving on their board and maintaining the [www.billiardsclubofgvr.com](http://www.billiardsclubofgvr.com) website.

GLEN SEELA  
4913 S Meadow Ridge Dr.  
720.903.0715



Incumbant: Serving as  
Director & Chair of the  
Architectural Committee

TERM EXPIRES 2019  
Fulfilling term of  
Jim Callahan, Resigned

My wife Kay and I came to Green Valley in December 2013 as show birds from Colorado. I'm retired from Coors Brewing Co. and Kay is retired from Century Link. We sold our house in Denver in October 2015 and became full time residents. We enjoy the weather, lots of things to do and all our friends. We go back to Colorado for one month, in the summer, to spend time with our kids, grand kids and relatives. We are happy to be a part of this community.

SHELLI KNOPIK  
4911 S View Ridge Dr.  
520.207.0489



Incumbant: Serving as  
Assistant Secretary

TERM EXPIRES 2019

My husband Randy and I currently live in Alaska and moved there from Minnesota in 1979. Since then I worked for one of our local banks as Operations Supervisor; for the City of Seward; and retired in 2010 after 21 years as Office Manager for a Korean owned coal terminal.

Shelli Knopik, Continued...

In 1996 while we were both still employed full time, we purchased our home in Green Valley. Our hope was that Randy's mother would visit AZ and escape the long, cold winters of MN.

Since we both retired in 2010, we look forward to spending the winters in Green Valley and summers in Alaska where Randy fishes as much and as often as he can!

My interests include art, music and we both enjoy hiking. We enjoy the time we can spend in the hospitable neighborhood of San Ignacio Vistas enjoying the abundant sunshine.

EILEEN RIDENOUR  
4917 S Gloria Vista Dr.  
520.668.3059



Incumbant: Serving as  
Vice President, replaced  
Paula Leeson, resigned

TERM EXPIRES 2020

My husband, Terry, and I purchased our home in San Ignacio Vista in 1997. It was the last lot in the development. We rented it for 10 years and then moved to Green Valley full time in 2007. We grew up in Sioux Falls, SD, married in 1968 after Terry joined the Marine Corps for 4 years; have 2 sons and a daughter, 6 grandchildren and 1 great grandchild. I worked for our local telephone company (now CenturyLink). In 2004, after 30 years I retired and was hired by IBM. Working for IBM I managed server support contracts in the CenturyLink datacenters with the hardware vendors, i.e. HP, SUN, Northrop Grumman and IBM. I retired from IBM in 2014.

We have family in Green Valley and love spending time with family and friends. We love it here and appreciate our mountain views every day. I enjoy playing Mahjong, swimming, putzing around the house, walking our dog and travelling. Life is good!

PAT KELLY  
1632 W Vista Ridge Dr.  
206.276.3217



NEWLY ELECTED

TERM EXPIRES 2020

My wife, Sylvia and I moved to SIV in November 2016 from Washington after traveling around the US in our motorhome for 15 years and making several visits to Green Valley. We do see our children more often since we moved from WA to AZ, especially during the winter months. I retired from the Seattle Police Department in 1991 after 21 years. We then spent 3 years in Las Vegas where I worked for the Nevada Gaming Control Board as a Background Investigator. We returned to WA to begin our travels. I graduated with a BA degree in Public Administration from the University of Puget Sound in Tacoma WA.

I am old, but sturdy and am looking forward to working with the board to maintain our community one of the "most desirable places to live" in Green Valley.