

**WELCOME
ANNUAL MEETING
MARCH 6, 2023**

A large, arched sign for San Ignacio Vistas. The sign has a blue upper section with a white grid pattern and a maroon lower section with a white grid pattern. The text "San Ignacio Vistas" is written in white serif font across the middle. The sign is set against a clear blue sky with some trees in the background. In the foreground, there is a bed of grey rocks.

San Ignacio Vistas

GREEN VALLEY COUNCIL

Guest Speaker



David McAllister Romo

Executive Director

Questions?

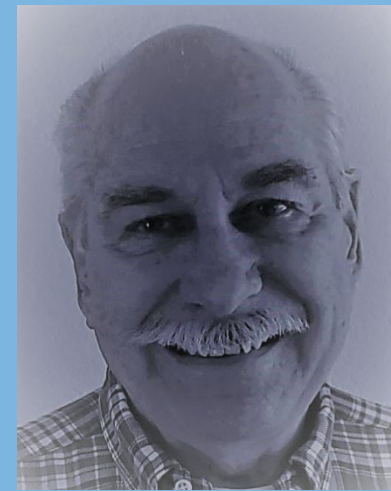
***Introductions
&
Recognition***



JEFF DeVANEY



GLENN SEELA



**LARRY ENGEL,
RESIGNED**

2021/2 BOARD OF DIRECTORS



**JOYCE
BULAU**



**KAM
MORGANTI**



**IVONNE
MALDONADO**



**MARIANNE
BISHOP**

ELECTION

Article 3 Section 11 of our Bylaws states:

No Balloting or Vote in Uncontested Elections

All board members from 2022 have agreed to continue to serve in 2023



JEFF DeVANEY



GLENN SEELA



BOB BYBEE
ELECTING

2023 BOARD OF DIRECTORS



**JOYCE
BULAU**



**KAM
MORGANTI**



**IVONNE
MALDONADO**



**MARIANNE
BISHOP**

www.sivhoa.org

San Ignacio Vistas, Inc.

HOMEOWNERS ASSOCIATION

[Plot Plan SIV](#)

ABOUT SIV
Board of Directors Link

Read more: [A great place to live...](#)
[Be sure to check the Calendar and any Special Announcements found on the News Link](#)



About SIV

Who makes up the Board and Committees? How to get in touch? A form to send us your comment or inquiry...

Meetings & Minutes

Meeting Schedule, Agenda and Past Board Meeting

Financial/Insurance/Studies

We take Fiscal Responsibility seriously and tell you where and why we spend money and how we are planning for future needs.

Each Home includes membership in
GREEN VALLEY RECREATION

CALENDAR of Events

Documents & Forms

You will find all governing documents, architecture forms, and other information useful to Owners or Tenants.

Newsletters & Useful Links

Archive of newsletters and SPECIAL ANNOUNCEMENTS
Links to a comprehensive list of local service organizations as well as county and state agencies.

More About GREEN VALLEY

VISIT THESE SITES:

[Green Valley Council](#)

[RETIRE ARIZONA](#)

Report website problems to sivhoa.info@gmail.com

NOTE: The information contained on this website is for informational purposes only, and is the sole property of the San Ignacio Vistas Inc. As we exercise every effort to keep information accurate and current, we will be held faultless for any changes that occur between updates.

San Ignacio Vistas Homeowners Association
Board of Directors Self-Nomination

NAME: _____ **LOT #** _____

ADDRESS: _____

My reasons for wanting to serve on the Board:

**Experience you have that will contribute to the success
of your community:**

Personal Interests/Hobbies:

Return to San Ignacio Vistas – use one of the following methods:
Complete and attach the form and Email to: sivhoa.info@gmail.com
Put into the SIV Drop Box located on Vista Ridge Court
Or Mail it to SIV, PO BOX 1150, Green Valley, AZ 85622-1150



SIV IS SELF MANAGED

RSS – Reliable Secretary Service

Established in 2006

PHONE/TEXT: 520-330-6078

E-mail: SIVHOA.INFO@GMAIL.COM

RSS - MANAGEMENT



AMY CORDOVA
ASSISTANT MANAGER

HELP KEEP YOUR HOA CLEAN





HOW DO WE GET TO THIS POINT???

Collection courtesy of the Imgrunds





It's time
for breakfast



So, What's the answer?

Notice the address
on the
Container

And the lids
are
attached



DON'T FLIP YOUR LID.. KEEP IT ATTACHED!.



San Ignacio Vistas, Inc.

HOMEOWNERS ASSOCIATION

Useful Links to Websites

[Attorney General of Arizona](#)

[Arizona Dept of Transportation](#)

[Arizona Motor Vehicle Division - \(Registration Renewal, etc\)](#)

[Arizona's Call Before You Dig Center \(Blue Stake\)](#)

[Arizona State Registrar of Contractors](#)

[Arizona State Legislature](#)

[Border Patrol Call: 514-4662 or 3](#)

[Building Permits - Pima County](#)

[Casa Community Center - La Posada](#)

[Community Performing Arts Center](#)

[CONDOCERTS - Property Demand Requests](#)

[Dunn-Edwards Color-Ark for SIV](#)

[Friends in Deed](#)

[Green Valley Fire Department](#)

- [Smoke Alarm Program](#)
- [For Snake Removal CALL: 520-629-9200](#)
- [Residential Lock Boxes](#)

[Green Valley News](#)

[Green Valley Recreation \(GVR\)](#)

[GVC - Green Valley Council](#)

- [PREFERRED VENDOR PROGRAM](#)

[Green Valley Chamber of Commerce](#)

[Local Library: Joyner-Green Valley Branch](#)

[LONG TERM CARE FOR AGING ADULTS -- Caring.com](#)

[Pima County Assessor's Office](#)

[Pima County Sheriff's Department](#)

[Santa Cruz Valley Regional Hospital](#)

[TITAN RECYCLE & TRASH - Contact & Billing](#)

[REALTORS: demand / estoppel requests](#)

[RETIRE ARIZONA](#)

www.sivhoa.org



[MORE](#) ▾

Titan Recycling and Trash Customer Self Service Portal



Start or Stop Service

1 FREE Start/Stop request per year.
(\$15 for additional requests - will be added to your future bill)



Replace a Damaged Cart



Request a Different Cart Size

Trash Options - 35g, 65g, or 95g
Recycling Options - 18g, 35g, or 65g
A \$35 fee applies (\$10 for an 18g)



Report a Missed Pickup

Please report whether Trash or Recycling was missed and when the missed pick up occurred.



Request an Extra Container

Trash Options - 35g, 65g, or 95g
Recycling Options - 18g, 35g, or 65g
(A \$35 fee applies plus \$8 per month)



Contact Us

Not seeing what you are looking for?
Use our [contact form](#) to get in touch with us today!

Brief Course

Recycling 101

From Titan Website



Cardboard Boxes - broken down
Packing Paper

* you can also try to give away or sell *

DO: Plastic



Milk and Juice cartons
Water bottles (no lids)
Dairy containers
Soda bottles
#1 & #2 plastics



Bottles and containers of all sorts:
Beer bottles, Wine bottles, food containers

DO: Paper Products



Paper: white and colored
Phone Books
News Papers
Brown Paper Bags
Paperboard / Fiberboard / Chipboard: cereal
& cracker boxes, egg cartons
Corrugated Cardboard



Steel Cans: typically food cans
Aluminum Cans: soda cans, beer cans

DO NOT



Plastic Bags (take these to a grocery store)
Styrofoam
Wood / Fabric / Clothing
Electronics
Used / dirty pizza boxes, paper plates,
napkins, plastic cups
#4

CLEAN GLASS

Bottles and containers of all sorts

Beer bottles

Wine bottles

Food containers

CLEAN STEEL AND ALUMINUM

Steel Cans: typically, food cans

Aluminum Cans: soda cans, beer cans

CLEAN PAPER PRODUCTS

Paper: white and colored

Phone Books

News Papers

Brown Paper Bags

Paperboard

Fiberboard

Cereal & cracker boxes

Egg cartons

Corrugated Cardboard

If cardboard doesn't fit in bin - flatten any boxes and tie them into bundles

DON'T:

dirty pizza boxes
dirty paper plates,
used napkins
used KLEENEX

CLEAN PLASTIC

Milk & Juice cartons

Dairy Containers

Plastic with either

Soda bottles

Water bottles **WITHOUT LIDS**



 local recycling company **won't accept plastic bottle caps**

NO

PLASTIC BAGS

(either take to grocery store to recycle
Or throw them in the TRASH)

CUPS

OR

PLASTIC WITH THIS SYMBOL ON IT





DON'T:

Styrofoam

Wood

Fabric

Clothing

Electronics



**THROW IT
IN THE
GARBAGE**

**RATHER THAN CONTAMINATING
THE WHOLE RECYCLING TRUCK**

QUIZ



1. What is our posted speed limit?

2. Where is the next sign located?

SLOW DOWN



**KIDS AND PETS
AT PLAY**

ANSWERS

1. What is our posted speed limit?

20 MPH

2. Where is this sign located?

On south side of the street on Vista Ridge Dr below Harvest Moon

where it turns into View Ridge Dr

to warn about the crosswalk at the

mailboxes at the north end of the street.

Judy Barkley,
Auditor



In our opinion, as the internal audit committee, the financial statements present fairly, in all material respects, the assets, liabilities, fund balances, revenue, expenses and changes in fund balances of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2021 and 2020, on the modified cash basis of accounting.

SAN IGNACIO VISTAS, INC.
DECEMBER 31, 2022
Balance Sheet

CURRENT ASSETS	OPERATING	RESERVE	TOTAL
120 Commerce Checking	147,533.93		147,533.93
1511 Vangaurd MM		27,663.19	27,663.19
1517 Wells Fargo CD		50,000.00	50,000.00
1518 Malvern PA CD		50,000.00	50,000.00
1502 Commerce Reserve		10,365.62	10,365.62
TOTAL ASSETS	147,533.93	138,028.81	285,562.74
 TOTAL LIABILITIES			
250 Assessments Rec'd in Adv	48,530.00	18,170.00	66,700.00
210 Due to Reserve Fund			
	<u>48,530.00</u>	<u>18,170.00</u>	<u>66,700.00</u>
Net	99,003.93	119,858.81	218,862.74
 FUND BALANCES			
300 Operating Beginning Balance	70,470.89		70,470.89
3000 Reserve Beginning Balance		100,772.86	100,772.86
Net increase Decrease	10,866.44	36,752.55	47,618.99
Total Fund Balances	<u>81,337.33</u>	<u>137,525.41</u>	<u>218,862.74</u>
TOTAL LIABILITES AND FUND BALANCES	129,867.33	155,695.41	285,562.74

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2022 with Comparative Totals for 2021

	<u>Operating Fund</u>		<u>Reserve Fund</u>		<u>Actual Total All Funds</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>2022</u>	<u>2021</u>
REVENUE						
Assessments	\$ 96,216	\$ 96,216	\$ 36,024	\$ 36,024	\$ 132,240	\$ 127,680
Transfer and Document Fees	4,800	3,600			3,600	7,320
Investment Income	265	249	1,500	1,318	1,567	1,752
TOTAL REVENUE	101,281	100,065	37,524	37,342	137,407	136,752
EXPENSES						
Maintenance	57,160	50,767	2,000	589	51,356	64,057
Administrative	34,616	31,352	-	-	31,352	25,369
Other	7,236	7,081	-	-	7,081	6,889
TOTAL EXPENSES	99,012	89,200	2,000	589	89,789	96,315
EXCESS REVENUE (EXPENSES)	2,269	10,865	35,524	36,753	47,618	40,437
FUND BALANCES						
Beginning of Year	17,891	70,471	100,733	100,773	171,204	130,806
END OF YEAR	\$ 20,160	\$ 81,336	\$ 136,257	\$ 137,525	\$ 218,822	\$ 171,243



Other management companies would keep the closing fees.

Help Wanted

1

TREASURER'S REPORT

MARIANNE BISHOP
TREASURER



SAN IGNACIO VISTAS, INC.
2023 APPROVED BUDGET

\$580 per 228 Lots = \$132,240

INCOME

	2023
Operating Revenue	
400 · Assessments	96,216
410 · Transfer and Document Fees	4,000
420 · Operating Fund Interest	265
Total Operating Revenue	100,481

EXPENSE

Operating Fund:

Maintenance

500 · Yearly Contract	32,675
501 · Invasive Grass	4,000
502 · Tree Trimming	9,000
503 · Utilities	240
505 · Other Maintenance	8,000
506 · Erosion Mitigation	4,000
507 · Plant Replace	4,000

Total Maintenance Expenditures	61,915
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Administrative

510 · Contract Service	21,960
511 · Board	300
512 · Legal	3,000
513 · Communications	
513.1 · Computer and Internet	2,500
513.2 · Telephone	1,200
513.3 · Office Supplies	500
513.5 · Postage/Delivery	300
513.6 · Record Storage	708

Total 513 · Communications	5,208
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Total Administrative	30,468
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Other Operating

521 · Insurance	3,700
522 · Membership Fee - GVC	2,736
523 · Taxes and Contingency	500
524 · Social	300

Total Other Operating	7,236
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Total Operating	99,619
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Reserve Fund:

2023 Contribution to Reserve Fund	37,500
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FINANCIAL ADVISORY

Gary Powers, Chair

Randy Aronson

George Bichler

Denny Kalkowski

Mark Maranger

Ad hoc Members:

Marianne Bishop, Treasurer

Joyce Bulau, Board President



Meeting to Review 2024 Funding Plan on 3-21-23

Prior to setting the Annual Assessment

Treasurer provides a draft Operating Budget including expenditures for Reserve Projects.

FAC evaluates the “Long-Term Funding” of the Replacement Reserve Plan (RRP).

The FAC recommends to the Board an amount needed for the Annual Assessment comprised of the amount for the Operating Fund and amount to be transferred to the Reserve Fund.


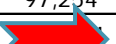
Getting our Savings to GROW



REPLACEMENT RESERVE FUNDING PLAN

REVIEWED AND ADJUSTED ANNUALLY

Last updated on 2-11-23 by MMB

	Year	Reserve Fund Opening Balance	Assumed Return Rate	Earnings	3%		Project Expenses	Ending Balance	2%		Annual Dues	% reserve	Increase in Dues		
					Reserve Contribution	Earnings + Rsrv Contrb			\$ by Fund				\$	%	
									Operating	Reserve					
	2015	365,315	1%	8,679	58,500	67,179	844	431,650	70306	308	257	500	51%	DUES S/B: \$565	
	2016	431,650	2.5%	10,744	51,750	62,494	30,274	464,118	69070	303	227	525	43%	DUES S/B: \$530	
	2017	464,118	3.0%	13,726	50,160	63,886	22,591	505,413	70,860	310	220	530	42%	5	1%
	2018	505,413	4.75%	23,904	40,000	63,904	23,550	545,767	84,000	368	175	544	32%	14	3%
	2019	545,767	2.45%	13,380	41,000	54,380	18,186	581,961	86,592	365	175	540	32%	(4)	-1%
1	2020	581,961	4.94%	28,748	20,064	48,812	556,467	73,789	91,074	452	88	540	16%	-	0%
2	2021	73,789	2%	1,487	35,000	36,487	9,504	100,773	86,811	406	154	560	28%	20	4%
3	2022	100,773	1.39%	1,318	36,024	35,708	589	137,525	99,012	422	158	580	27%	20	4%
4	2023	137,525	4%		37,500	43,001	0	180,526	99,619	422	158	580	27%	-	0%
5	2024	180,526	2%	3,611	38,625	42,236	0	222,762	101,611	446	169	615	28%	35	6%
6	2025	222,762	2%	4,455	39,784	44,239	60,464	206,537	103,644	455	174	629	28%	14	2%
7	2026	206,537	2%	4,131	40,977	45,108	12,500	239,145	105,716	464	180	643	28%	14	2%
8	2027	239,145	2%	4,783	42,207	46,989	11,684	274,450	107,831	473	185	658	28%	15	2%
9	2028	274,450	2%	5,489	43,473	48,962	0	323,412	109,987	482	191	673	28%	15	2%
10	2029	323,412	3%	9,702	44,777	54,479	2,500	375,392	112,187	492	196	688	29%	15	2%
11	2030	375,392	3%	11,262	46,120	57,382	79,963	352,811	114,431	502	202	704	29%	16	2%
12	2031	352,811	3%	10,584	47,504	58,088	7,500	403,399	116,720	512	208	720	29%	16	2%
13	2032	403,399	3%	12,102	48,929	61,031	12,000	452,430	119,054	522	215	737	29%	16	2%
14	2033	452,430	3%	13,573	50,397	63,970	16,451	499,948	121,435	533	221	754	29%	17	2%
15	2034	499,948	3%	14,998	51,909	66,907	0	566,856	123,864	543	228	771	30%	17	2%
16	2035	566,856	3%	17,006	53,466	70,472	77,898	559,429	126,341	554	235	789	30%	18	2%
17	2036	559,429	3%	16,783	55,070	71,853	17,745	613,537	128,868	565	242	807	30%	18	2%
18	2037	613,537	3%	18,406	56,722	75,128	2,500	686,165	131,445	577	249	825	30%	19	2%
19	2038	686,165	3%	20,585	58,424	79,009	14,000	751,174	134,074	588	256	844	30%	19	2%
20	2039	751,174	3%	22,535	60,176	82,712	16,658	817,228	136,756	600	264	864	31%	19	2%
21	2040	817,228	3%	24,517	61,982	86,499	90,306	813,421	139,491	612	272	884	31%	20	2%
22	2041	813,421	3%	24,403	63,841	88,244	10,000	891,664	142,280	624	280	904	31%	20	2%
23	2042	891,664	3%	26,750	65,756	92,506	0	984,171	145,126	637	288	925	31%	21	2%
24	2043	984,171	3%	29,525	67,729	97,254	0	1,081,425	148,029	649	297	946	31%	21	2%
25	2044	1,081,425	3%	32,443	69,761		1,110,593	73,036	150,989	662	306	968	32%	22	2%

Project expenses are primarily road-related (periodic crack/fog seal, with major overlay in 2044). Secondary expenses are erosion, monuments & concrete.

Actual

Assumed

HOW DOES THIS AFFECT
YOUR PROPERTY VALUE?

SIVHOA 20 YEARS OF SALES HISTORY

YEAR	# OF HOUSES SOLD	REC'D ASKING PRICE	MULTI-LIST	* FSBO / # - FORE CLOSURE	SIV AVG SALES (\$) PRICE	GV VALLEY ^^AVG (\$)	SIV PRICE RANGE HOMES SOLD
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* FSBO = FOR SALE BY OWNER

2003	23	2	21	* 2	\$194,117		\$130,000 - \$291,500
2004	22	9	20	*2	\$242,435		\$133,900 - \$333,000
2005	16	9	14	*2	\$340,692		\$268,000 - \$439,000
2006	13	4	9	*4	\$341,756		\$259,900 - \$435,000
2007	7	1	5	*2	\$324,000		\$190,000 - \$458,000
2008	6	1	5	*1	\$334,950	\$199,493	\$280,000 - \$389,900
2009	8	1	8	0	\$218,950	\$177,953	\$162,900 - \$275,000
2010	10	0	9	#1	\$239,277	\$168,477	\$180,000 - \$315,000
2011	4	0	4	0	\$245,000	\$139,000	\$230,000 - \$260,000
2012	14	3	11	*1 / #2	\$224,536	\$152,191	\$109,000 - \$332,000
2013	11	0	8	0	\$207,125	\$162,214	\$119,000 - \$335,000
2014	12	0	12	0	\$213,172		\$130,000 - \$335,000
2015	17	1	14	*1 / #2	\$208,500		\$132,000 - \$315,000
2016	13	3	12	*1	\$207,257	\$182,655	\$153,345 - \$274,000
2017	21	9	19	*2	\$236,000		\$132,000 - \$359,000
2018	8	1	8	0	\$264,863	\$189,750	\$220,000 - \$303,000
2019	16	4	14	2	\$265,250	\$196,335	\$210,000 - \$353,000
2020	14	7	14		\$275,880	\$252,500	\$184,500-\$430,000
2021	20	9 / +4	15	*5	\$353,683	\$305,000	\$194,900-\$533,000
2022	9	5	8	*1	\$378,944	\$356,500	\$269,000-\$445,000

LOCATION, LOCATION, LOCATION!

SIV SALES PRICE CONTINUES TO BE ABOVE THE GREEN VALLEY AVERAGE

**SAN IGNACIO VISTAS, INC
2022 HOMES SOLD**

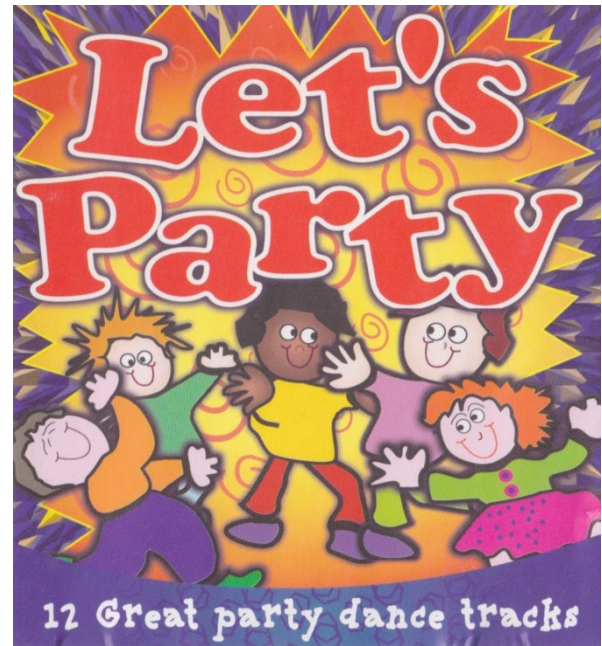
ADDRESS	ASK	SOLD	(DROP)/ Increase	SQFT	PRICE PER SQ	MTN VIEW
4674 S. Desert Grove Ct	\$258,000	\$269,000	11,000	1129	\$238	N
1657 W. Sonoran View Dr	\$350,000	\$346,000	(4,000)	1554	\$222	Y
4983 S. View Ridge Dr	\$338,000	\$350,000	12,000	1554	\$225	Y
4915 S Prairie Hills Dr	FSBO	\$379,000	(6,000)	1923	\$197	Y
4935 S. Gloria View Ct	\$380,000	\$380,000	0	1554	\$244	Y
1422 W. Hidden Crest Ct	\$537,900	\$400,000	(137,900)	2347	\$170	P
4723 S. Prairie Hills Dr	\$439,000	\$416,500	(22,500)	2163	\$192	Y
4749 S. Gloria Vista Dr	\$425,000	\$425,000	0	2163	\$196	Y
4868 S. Desert Sunset Dr	\$445,000	\$445,000	0	2087	\$213	Y

AVG SALE: \$378,944

2023 SOLD OR PRESENTLY ON THE MARKET

ADDRESS	ASK	SOLD OR CLOSING	DATE	SQFT	PRICE PER SQ	MTN VIEW
4937 S Meadow Ridge Dr	FSBO	\$400,000	03/01/23	2163	\$185	Y
4769 S Meadow Ridge Dr		\$350,000	03/30/23	1725	\$203	Y
1800 W. Vista Ridge Dr	\$291,500		03/16/23	1088	\$268	N
1477 W. Hidden Crest Ct	\$525,000			1938	\$271	Y
1620 W Vista Ridge Dr	\$340,000			1867	\$182	P
4867 S Prairie Hills Dr	\$432,500			1806	\$239	y

Social Committee



Kam Morganti, Chair

Jeff DeVaney

Ivonne Maldonado

Diana Sheets

OUR NEXT SOCIAL

OUR NEXT EVENT WILL BE GAME NIGHT!
FRIDAY, MARCH 24th

4-7 PM AT CANOA RANCH, AMADO ROOM



COMING UP SOON!
THIRSTY THURSDAY,
MAY 18th ???



SECRET SANTA







ARCHITECTURAL COMMITTEE

Glenn Seela, Chair

Billie Grueneich

Nancilee Koester

Amy Cordova, Committee Secretary



ARCHITECTURAL COMMITTEE



2022 ARCHITECTURAL REQUESTS:

PAINT APPLICATIONS	12
ROLLER SHADE/ PATIO	1
RAMADA	3
SOLDIER WALL	3
SIDEWALK STAIN	1
SOLAR	4
PAVERS	1
ROOF	4
FURNACE DUCTS	1
WINDOWS	2

**PLEASE LEAVE THIS BOOK
FOR THE NEW OWNER WHEN SELLING**

**PHONE DIRECTORY
SAN IGNACIO VISTAS INC.**

Together With The

OWNER'S HANDBOOK

and Other Documents

FOR PROPERTY OWNERS & TENANTS

OCTOBER 2022

**LOT: 000
ADDRESS: 100 Your Address**

San Ignacio Vistas Inc
ARCHITECTURAL COMMITTEE

APPLICATION FOR ADDITIONS AND/OR ALTERATIONS

Applicant's Name: _____ Date: _____

Address: _____ Lot #: _____

Phone Number(s): _____ Email: _____

DESCRIPTION OF PROPOSED WORK, materials and color(s) Attach supporting information such as contractor proposals, mechanical drawings or literature from the manufacturer, photos or other representations of improvements that would help to describe the project. (Note that it is the Owner's responsibility to obtain the necessary permits, such as a Pima County building permit.)

Use the reverse side if required.

Date work to begin: _____ Estimated completion: _____

Work to be performed by Homeowner _____. If not, please complete the following:

Contractor Name: _____

Contractor Address: _____

Contractor Phone Number: _____ License Number: _____

I have alerted the neighbors on either side of my lot regarding my plan to construct any structure that is outside of the existing footprint of my home as evidenced by their signatures

Lot ____ Lot ____

I have read (and acknowledge) the applicable Rules that govern the requested procedure.

Please sign and date:

Applicant's signature Date submitted

FOLLOWING TO BE COMPLETED BY THE COMMITTEE

TRACKING NUMBER: _____ DATE RECD: _____ ADDITIONAL INFO REQUESTED: _____

DATE REVIEWED: _____ COMPLETED APPLICATION: _____

ACTION: _____



SECURITY DEPOSIT REQUIRED YES ___ NO ___ AMOUNT _____ DATE REC'D _____

Upon completion call to arrange for final inspection _____

Committee Signature _____ Date _____

San Ignacio Vistas Inc.

COMPLAINT FORM

Complainant's Name: _____ Date: _____

Address: _____ Lot #: _____

Phone Number: _____ Email Address: _____

NATURE OR DESCRIPTION OF COMPLAINT:
Refer to reverse side this form for Complaint Procedure.

Please attach supporting back-up, including pictures if appropriate, and provide such details as who, when, where and what, if they are known to the complainant.

If applicable, please reference the pertinent Section from the Owner's Handbook that you feel is being or has been violated.

Date observed: _____

Please sign and date:

Complainant's Signature _____ Date submitted _____

FOLLOWING TO BE COMPLETED BY THE COMMITTEE/BOARD

Date Received: _____	Date Referred to Board: _____
Date Investigated: _____	Date Validated: _____
Action: _____ _____	
_____ <i>Board Signature</i>	_____ <i>Date</i>
_____ <i>Secretary Signature</i>	_____ <i>Date</i>

**WE WILL ONLY
ACT ON
WRITTEN
COMPLAINTS**

IF A COMPLAINT
DOES NOT INVOLVE
A VIOLATION OF OUR
RULES, WE ENCOURAGE
HOMEOWNERS TO
ENDEAVOR TO
SOLVE ISSUES
AMONG THEMSELVES



6.0 COMPLAINT PROCEDURE

Homeowners are encouraged to solve problems among themselves whenever possible. If this is not possible, an Owner may file a complaint with the Association. The complaint procedure may apply to any of the Rules set out in this Handbook. A Complaint Form may be obtained from the Secretary or downloaded from the website www.sivhoa.org. (See Section 7.4)

6.1 Register a Complaint

Complaints must be in writing and delivered to the Secretary either in person or by mail using the Complaint Form. Anonymous complaints will not be acted upon. All complaints will be handled in a strictly confidential manner.

If a complaint does not involve a possible violation of the Rules or if a violation cannot be documented because of the passage of time, it may be administered by the Secretary, with or without consultation with the Board.

6.2 Validation of the Complaint

When the Secretary receives a complaint that may involve a violation of the Rules it will be directed to the Board for investigation and validation. The Board may enlist the assistance of one or more Board members or other Owners to investigate and, if appropriate, validate a violation. Once the violation has been validated, the Board shall direct the Secretary to send a violation notice to the Owner specifying the alleged violation. If the Board determines that the complaint cannot be validated, it will be dismissed, and the Secretary will inform all parties.

If you feel that you can approach the other party we encourage Owners to communicate prior to bringing complaints to the board. Please let us know if you made an attempt and if that contact was unsuccessful.

I (we) have contacted _____ the Owner
of Lot _____ to try to resolve this issue on _____, 20____
and their response was:

HEAD'S UP & REMINDERS

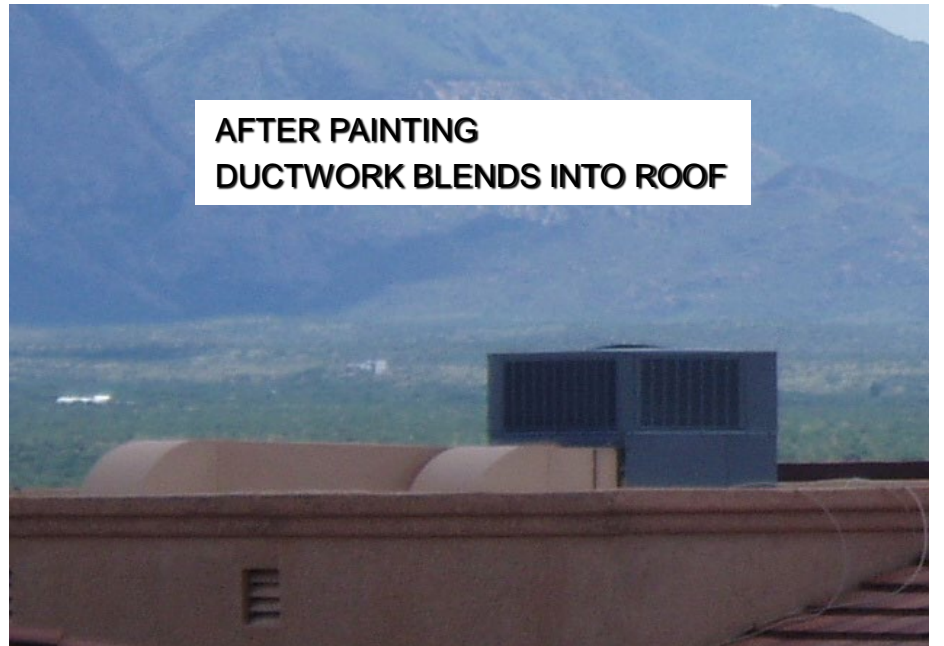
EXAMPLE OF NON-COMPLIANCE

**NO BRIGHT WHITE ON
DUCTWORK OR
THE PARAPET WALL**



**REFER TO SEC. 4.2 OWNERS HANDBOOK
FOR AIR-CONDITIONERS,
OR SECTION 4.32 B 5) RE FLAT ROOFS.**

**AFTER PAINTING
DUCTWORK BLENDS INTO ROOF**





WHITE PARAPET AND
DISH ON ROOF

LOT MAINTENANCE

(SECTION 4.29 E-F – OWNERS HANDBOOK)

NO BIRD FEEDERS
ON OR OVER WALLS

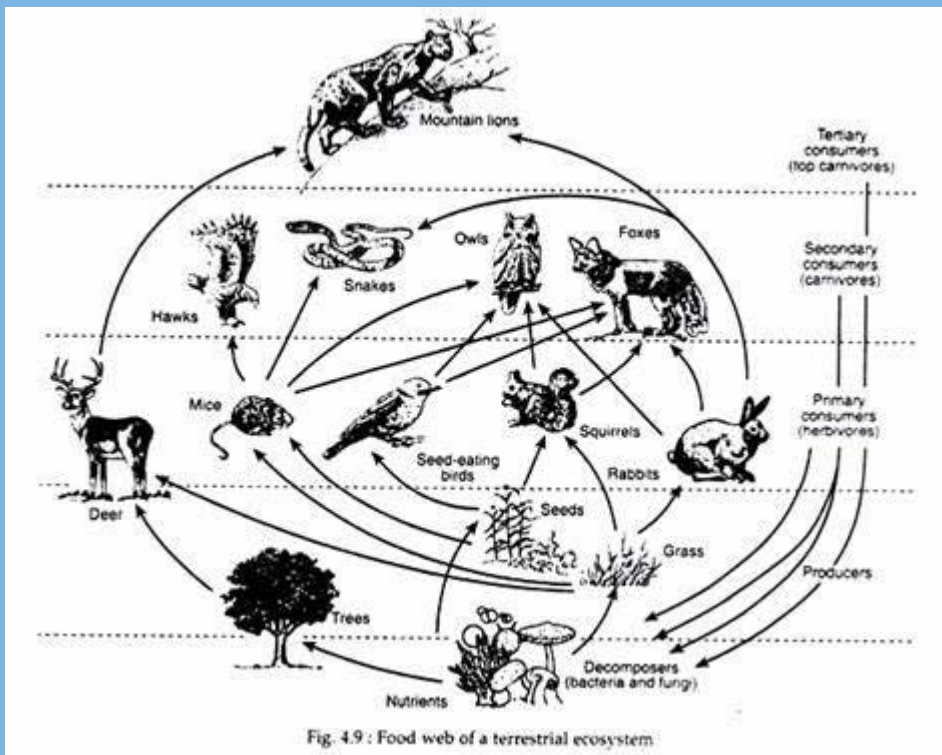
It all starts with seeds

attract pack rats

attract snakes

attract coyotes

Who eat dogs



DARK SKIES

Uncovered lighting,
floodlights or other high intensity lighting
having adverse impact on neighbors
due to location, wattage or other features
is not permitted.

MAINTENANCE COMMITTEE

Landscape Sub-Committee

CHAIR: Joyce Bulau

**Barry Bishop
Jeff DeVaney
Eileen MacLaren***

***Buffleglass**

WHAT DO WE OVERSEE?

Common Area Landscape

Erosion Mitigation and Drainage

Annual Tree Program

Spraying Bufflegrass & Weeds

Railings & Walls @ Parking Areas

Monument maintenance (lighting/ painting).

Street Sweeping

Felix Landscaping

Annual Maintenance Contract 2021 - 2025

We dropped the yearly contract hours
And will schedule special projects as required.

2023 PROJECTS



Treat diseased trees

Drainage Channel Maintenance



Road Sub-Committee

Pat Imgrund, Chair

Randy Aronson

Jeff DeVaney

Glen Seela

Diana Sheets

To Volunteer
Please contact
Pat at: 320-293-3566



RETIRED:
Larry Engel
John Haymond

Road Subcommittee

- ✓ Initiate bids / oversee contracts
- ✓ Review and recommend Road repairs and sealing.
- ✓ Review condition of curbs, sidewalks and reflectors.
- ✓ Hands-on Projects...

Paint & Apply New Reflective Tape to Ballards



There are a number of issues with the Overlay Project
that are unresolved.

The Board and Sub-committee
are working with Tucson Asphalt
to resolve the issues.

WHAT IS A
FAILED
TRANSFORMER?



look for oil leaking out and onto the concrete platform and/or ground area





We cannot function
without **YOUR** help!

Questions?

Suggestions?

Volunteer !