

SAN IGNACIO VISTAS INC is a non-profit homeowners association that was incorporated in 1995 for the purpose of preserving the property values and the natural beauty of the setting of San Ignacio Vistas. We are situated in beautiful Green Valley, Arizona which is unincorporated. SIV is an active member of the Green Valley Council. Please refer to the section on the reverse side for additional information regarding GVC.

Our subdivision has 228 homes and approximately 25 acres of open space which is maintained by the HOA. The Association owns nearly three miles of streets and sidewalks, extensive drainage lines and over twelve acres of natural vegetation. These assets are managed by the Association to preserve and enhance their value to the whole community. Some areas are left in a natural state for the benefit of local wildlife. As a homeowner you will enjoy easy walking and meeting your neighbors as many walk each morning.

San Ignacio Vistas is a self-managed association. The board is elected by homeowners and there several committees. There is one paid employee (Our GO-TO Person) who is the contact for homeowners, realtors and others, responsible for all the daily operations including accounting.

Standing committees consist of Architectural, Audit, Financial Advisory, Nominating, and Maintenance, as well as SIVPS (San Ignacio Vistas Postal Service) and Social. We always need new members!

The SIVPS is divided into groups and the captain of each area distributes information to homes in their group 2 or 3 times a year (saving us postage). We also do email-blasts to homeowners which generates further savings. Those without a computer receive this information via snail-mail.

We try to host 2 or 3 socials each year and these are held at one of the centers operated by Green Valley Recreation (GVR). All homes in the subdivision belong to GVR (by deed restriction) and membership is not optional. (See reverse side).

We invite you to visit our website (www.sivhoa.org) to view our governing documents, newsletters, meeting minutes, financial information plus many useful links to give you information about Green Valley and Pima County. Once a contract to purchase is generated, the title company will send the HOA a demand notice and the prospective buyer will be sent a package of documents which will be delivered in electronic format by CondoCerts. A Welcome Letter will also be generated by the Secretary of the HOA. The Annual Assessment (HOA Dues) are billed yearly in early December and are payable before January 15. The Annual Meeting of Members is usually held in late February or early March.

If you have any questions not answered above or you make an offer on a home that is accepted and you do not receive your Welcome Letter prior to closing, please contact us at the number below to get you on the distribution list.

(SIV Phone: 520-330-6087)

GREEN VALLEY RECREATION

Part of what makes Green Valley so special is Green Valley Recreation, Inc. A non-profit organization operating 13 recreation centers which give members of GVR unlimited possibilities for play, leisure and learning in this active community.

GVR's 23,215 members have access to 13 centers' pools and spas, six fitness centers, tennis, pickleball and other sports courts, over 1,000 classes, and lectures, 60+ clubs of various interests and fine and professional arts and entertainment presented in GVR's West Center for Performing Arts. The amenities offered by GVR are unmatched by any other master-planned community in the world. New homeowners pay a modest initial fee, followed by a reasonable annual fee. This fee for 2018 is \$493 per lot.

Membership in GVR is available by purchasing a home in a homeowners' association (HOA) with a deed-restricted GVR membership in perpetuity, or by voluntarily deed-restricting a home in an HOA within GVR's boundaries.

For more information PHONE: (520) 625-3440 or personally visit the **GVR Member Services Center located at** 1070 S. Calle de las Casitas (Exit Number 63 (Continental Road) from I-19)

GREEN VALLEY COUNCIL

Since 1973, the Green Valley Council through its member Homeowners Associations (HOAs) represent over two-thirds of all Green Valley residents and is as close to a local government as exists in this unincorporated retirement community. Frequent communication with County, State and Federal government officials and involvement by GVC leadership on decision-making bodies on all levels of government, has proved effective in getting things done. All echelons of government look to the Council as the "Community Voice" of Green Valley.

Green Valley Council provides the forum that unifies our community. There is strength in numbers, and together we have achieved more than any single HOA could alone. The value of participating in GVC begins with a seat at the table. Each participating HOA plays an integral role in the GVC Board of Representatives. That representation ensures that residents' specific needs and expectations are voiced. Representation also means that decisions are made together, with resident and HOA input, creating an overall agenda with a genuine community perspective. That unified and strong voice amplifies Green Valley's influence. Representing the HOAs and the residents, GVC plays a key advocacy role with governmental bodies, including order Control, Pima County, the State of Arizona and the US government, as well as with local corporate bodies that impact our quality of life, such as the mines. Influence in those arenas can have positive outcomes and can help prevent negative impacts. GVC committees have direct access to decision makers. Government officials from the county, state and federal levels regularly attend GVC Committees, Executive Board and Board of Representatives meeting.