San Ignacio Vistas, Inc. Homeowners Association

Minutes
Annual Meeting of Homeowners

March 5, 2020

MAILING ADDRESS:
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SCHEDULED MONTHLY BOARD MEETINGS

Date	Location	Time
Oct 19, 2020	Location to be determined	9 AM
Nov 16, 2020	"	'
Jan 25, 2021	"	"

2021 ANNUAL MEETING OF HOMEOWNERS

TENTATIVE – UPON RESERVATION CONFIRMATION WITH GVR FOR ROOM

Canoa Hills/ Saguaro Rm - February 23, 2021 9 AM

Registration begins at 8:30 AM
Coffee/tea/juice and pastries
Meeting starts 9 AM

If it proves a necessity, a published meeting may need to be rescheduled or another added. An email blast to homeowners would be sent prior to the meeting announcing the date and purpose of the meeting.

Agendas and minutes are posted on the website (**www.sivhoa.org**).

Prior to attendance please call the Secretary at 520-625-4924 to confirm that it was not necessary to change the day, time or place.

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SPEAKER:

David Tyrpak, Project Manager and Joe Herrick from Tucson Asphalt gave a presentation on the benefits of Green Asphalt and an overview of how our project will be implemented. There will be no paving on Mondays so as not to interfere with Trash service. The paving for the community will be done on these dates:

Tuesday June 2, 2020
Wednesday June 3, 2020
Thursday June 4, 2020
Friday June 5, 2020
Tuesday June 9, 2020
Wednesday June 10, 2020

A Q&A followed the PowerPoint

To view the presentation, click on this link: http://www.sivhoa.org/news.html

CALL TO ORDER: Marianne Bishop, Association Manager

There were 87 homeowners in attendance representing 60 lots. With no other items requested to be placed on the agenda, the meeting was called to order at Noon and proceeded using the agenda distributed at the meeting.

The minutes of 2019 Annual Meeting had been approved by the board following the meeting, distributed to all members and posted to our website. Without objection, reading was waived.

Marianne welcomed those in attendance and thanked the many homeowners serving on our committees

ELECTON: There was no need for Ballots

> Article 3 Section 11 of our By-laws: 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 our By-laws we elected Joyce Bulau and Jeff DeVaney to the Board to serve a two-year term expiring at the 2023 Annual Meeting or until a successor has been duly qualified and elected.

AUDIT: **Judy Barkley, Chair**

The Audit Letter, audited Year-end Financial Statements and Notes to the Financial Statements follow.

To the Board of Directors
San Ignacio Vistas, Inc.

We have performed an internal audit of the accompanying Statements of Assets, Liabilities and Fund Balances (modified cash basis) and Revenue, Expenses and Changes in Fund Balances (modified cash basis) of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2019 and 2018. These financial statements are the responsibility of the organization's management. Our responsibility is to express an opinion on the financial statements based on our internal audit.

We conducted our internal audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our internal audit procedures included examining, on a test basis, evidence supporting the amounts in the financial statements as well as evaluating the overall financial statement presentation. We believe that our internal audit procedures provide a reasonable basis for our opinion.

The financial statements are consistently prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion, as the internal audit committee, the financial statements referred to above 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, 2019 and 2018, on the modified cash basis of accounting.

The San Ignacio Vistas, Inc.
Internal Audit Committee

January 16, 2020

San Ignacio Vistas, Inc.

Statement of Assets, Liabilities and Fund Balances

(Modified Cash Basis)

December 31, 2019 with Comparative Totals for 2018

	Operating Fund	Reserve Fund	Total All Funds 2019	Total All Funds 2018
ASSETS				
Cash (Note 1)	$ 105,134	$ 71,763	$ 176,897	$ 144,237
Investments (Note 2)		510,198	510,198	503,268
Prepaid Expense	1,143		1,143	
Due from Operating Fund		13,291	13,291	
TOTAL ASSETS	$ 106,277	$ 595,252	$ 701,529	$ 647,505
LIABILITIES				
Assessments Received in Advance	$ 68,249	$ 13,291	$ 81,540	$ 80,070
Due to Reserve Fund	13,291		13,291	$ 25,900
TOTAL LIABILITIES	81,540	13,291	94,831	105,970
FUND BALANCES	24,737	581,961	606,698	567,435
TOTAL LIABILITIES AND FUND BALANCES	$ 106,277	$ 595,252	$ 701,529	$ 673,405

See Notes to Financial Statements

Prepared by: M Bishop 1-9-20

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2019 with Comparative Totals for 2018

	Operating Fund		Reserve Fund		Actual Total All Funds	
	Budget	Actual	Budget	Actual	2019	2018
REVENUE						
Assessments	$ 82,120	$ 82,120	$ 41,000	$ 41,000	$ 123,120	$ 120,840
Transfer and Document Fees	3,600	4,800	-	-	4,800	3,000
Interest and Dividends	130	805	11,000	13,380	14,185	24,088
TOTAL REVENUE	85,850	87,725	52,000	54,380	142,105	147,928
EXPENSES						
Maintenance	58,050	59,833	24,000	18,186	78,019	80,063
Administrative	21,490	18,334	-	-	18,334	18,019
Other	6,270	6,489	-	-	6,489	5,715
TOTAL EXPENSES	85,810	84,656	24,000	18,186	102,842	103,797
EXCESS REVENUE	40	3,069	28,000	36,194	39,263	44,131
FUND BALANCES						
Beginning of Year	17,891	21,668	505,413	545,767	567,435	523,304
END OF YEAR	$ 17,931	$ 24,737	$ 533,413	$ 581,961	$ 606,698	$ 567,435

See Notes to Financial Statements

Prepared by: M Bishop 1-9-20

San Ignacio Vistas, Inc.
Notes to Financial Statements
December 31, 2019 and 2018

1. CASH	2019 Operating	2019 Reserve	2018 Operating	2018 Reserve
Commerce Bank Checking	$ 105,134	$ 60,293	$ 101,738	$ 37,317
Vanguard Federal Money Market		11,470		5,182
	$ 105,134	$ 71,763	$ 101,738	$ 42,499
		$ 176,897		$ 144,237

2. INVESTMENTS

2019 Reserve Fund Investments	APY/ Shares	Fair Value	Carrying Value
Wells Fargo CD (matures 3/20)	2.55%	240,000	240,000
Washington Federal CD (matures 2/20)	1.95%	65,935	65,935
Vanguard Wellington Fund	1055.112	81,709	66,072
Vanguard Total Stock Market Fund	555.646	44,702	33,056
BMO CD (matures 6/20)	2.40%	105,135	105,135
		$ 537,481	$ 510,198
Unrealized Gain		$ 27,283	

2018 Reserve Fund Investments	APY/ Shares	Fair Value	Carrying Value
Wells Fargo CD (matures 3/20)	2.55%	240,000	240,000
Commerce CD (matured 6/19)	0.98%	104,181	104,181
Washington Federal CD (matures 2/20)	1.93%	64,359	64,359
Vanguard Wellington Fund	1006	64,463	62,444
Vanguard Total Stock Market Fund	545	33,851	32,284
		$ 506,854	$ 503,268
Unrealized Gain		$ 3,586	

2. INVESTMENTS Continued

Investments are carried at cost, including reinvested dividends or credited interest. The Board's investment policy allows up to 40% of the "Reserve Net Assets" (i.e. Fund Balance) to be invested in Mutual Funds or other like investments. At December 31, 2019 investments in Vanguard Mutual Funds of $99,128 is below the 40% threshold of $232,784.

3. ORGANIZATION

San Ignacio Vistas, Inc. (SIV or Association) is incorporated as a non-profit corporation under Arizona Law. The duration of its existence is perpetual. The purpose of the Association is to preserve the property values and natural beauty of the area by providing architectural control of the 228 lots comprising the Association and maintaining the common Areas (streets, sidewalks, drainage-ways and natural vegetation).

The Association is governed by the Declaration of Establishment of Covenants, Conditions and Restrictions (CC&Rs) as amended by the Members from time to time.

As a Homeowners Association, SIV is considered a Common Interest Realty Association for accounting and financial reporting purposes.

4. BASIS OF ACCOUNTING

The financial statements are prepared on a modified cash basis of accounting. Under this method, transactions are generally reported at the time cash is received or disbursed. The primary exception relates to member annual assessments, a substantial portion of which are collected by December 31 for the following fiscal year. In the year-end financial statements such amounts are classified as "Assessments Received in Advance" and recognized as revenue in the fiscal year for which they are budgeted.

5. FUND ACCOUNTING

The Association uses an Operating Fund and Reserve Fund for accounting purposes. The Operating Fund is used for normal day-to day activities and the Reserve Fund is restricted (pursuant to the CC&Rs) exclusively for major maintenance, repairs and replacements of Common Areas. The Annual Member Assessments are levied for each Fund separately.

The Association has developed a Replacement Reserve Plan (RRP) to project future expenditures for designated Common Area purposes. The RRP is reviewed annually by the Road Subcommittee and the Financial Advisory Committee who then make a recommendation to the Board as to the Annual Assessment to the Reserve Fund for the coming year.

In 2017 the Board engaged independent specialist consultants, Association Reserves, LLC (AR) to update, without site visit, it's study prepared in September 2012. Based upon their review of the RRP and the Reserve Fund assets AR considers the Reserve Fund Balance to be "Strong" and any special assessment risk is currently "Low".

5. Fund Accounting continued

Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the Reserve Fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the authority under the CC&Rs, subject to membership approval, to levy special assessments, or delay major repairs and replacements until sufficient funds are available.

6. FIXED ASSETS

As permitted by industry practice, the Association has elected not to recognize as assets in its financial statements the Common Areas and office equipment which it owns.

7. INCOME TAXES

The Association has obtained a ruling from the Internal Revenue Service that it is exempt from income taxes pursuant to Section 501 (C) (4) of the Internal Revenue Code.

8. RELATED PARTY TRANSACTIONS

The Association contracts with Reliable Secretary Services (RSS) to provide day-to-day operations services, including, but not limited to , maintenance of the homeowners database, corporate files, obtaining legal opinions as directed by the Board, negotiation of the contract for garbage services, process mail to homeowners relative to enforcement of deed restrictions and provisions of the governing documents, generating notices, invoicing homeowners for Annual Assessments and respond to disclosures for any transfer or sale of a lot within San Ignacio Vistas, the development and maintenance of the Association website, preparation and distribution of newsletters and a neighborhood phone directory.

RSS is owned by Marianne Bishop, who is a Board Member and Officer of SIV.

Pursuant to the Association's Bylaws, no Board member or Officer, including Mrs. Bishop, receives any compensation for their volunteer services.

Total fees paid to RSS amounted to $13,380 in 2019 and $12,996 in 2018 plus certain office expenses (phone and internet).

In the opinion of the Board, the fees paid are reasonable for the services provided.

9. RECLASSIFICATIONS

Certain reclassifications have been made to the 2018 Financial Statements for comparative purposes with the 2019 Financial Statements.

TREASURER: **Marianne Bishop**

There was no increase in the annual assessment in 2020 and all homeowners are current. The Financial Advisory Committee Ann Striker, Chair, Terry Arnholt, Randy Aronson, Pat Imgrund, Gary Powers and Jack Powers will be holding a meeting within the next few weeks to revamp the Replacement Reserve Plan for 2021-2046. This is necessary because the Green Asphalt overlay scheduled in June will deplete the Reserve Fund by $538,466.

2019 Budget vs Actual:

Variances in actual revenues/expenses compared with the 2019 budget:

Revenue: The Operating Budget anticipated a $40 excess and the actual was $3,069. We predicted selling 12 houses (actual sold 16). The Reserve Fund at the end of 2020 was forecasted at $533,413 and the actual was $581,961.

SAN IGNACIO VISTAS, INC.
2019 BUDGET VS EXPENSE

	(US$) OPERATING (1)		(US$) RESERVE (2)		(US$) VARIANCE	
	Budget	Actual	Budget	Actual	Under	Over
REVENUE	85,850	87,725	52,000	54,380		**4,255**
EXPENSE	85,810	84,656	24,000	18,186	**6,968**	
END OF YEAR FUND BALANCES:	17,931	24,737	533,413	581,961		**55,354**

The 2020 Operating Budget is approximately $5,000 higher than 2019.

	FUNDS	
REVENUE	**OPERATING**	**RESERVE**
BEGINNING BALANCE:	24,737	581,981
400 · Assessments 2020	103,056	20,064
410 · Transfer and Document Fees	3,600	
420 · Operating Fund Interest	130	16,000
Total Revenue:	131,523	618,045
Expenditures		
Maintenance	58,050	555,467 *
Administrative	26,354	
Other Operating	6,670	
Total Expenses:	91,074	555,467

SAN IGNACIO VISTAS, INC.

APPROVED 2020 BUDGET

	FUNDS	
REVENUE:	**OPERATING**	**RESERVE**
BEGINNING BALANCE	24,737	581,981
400 · Assessments 2020	103,056	20,064
410 · Transfer and Document Fees	3,600	
420 · Operating Fund Interest	130	16,000
Total Revenue:	131,523	618,045
EXPENDITURES:		
Maintenance		
500 · Yearly Contract	40,000	
501 · Invasive Grass	4,000	
502 · Tree Triming	4,000	
503 · Utilities	550	
505 · Other Maintenance	4,000	
506 · Erosion Mitigation	3,000	
507 · Plant Replace	2,500	
5000-Street Repairs		538,467
5004-Other Maint		2,000
5006-Erosion		15,000
Total:	58,050	555,467
Administrative		
510 · Contract Service	13,716	
510.1 Trainee	4,000	
511 · Board	500	
512 · Legal	1,500	
513 · Communications		
513.1 · Computer and Internet	2,000	
513.2 · Telephone	1,400	
513.3 · Office Supplies	50	
513.4 · Printing/Reproduction	2,300	
513.5 · Postage/Delivery	300	
513.6 · Record Storage	588	
Total 513 · Communications	6,638	
Total:	26,354	
Other Operating		
521 · Insurance	3,500	
522 · Membership Fee - GVC	2,170	
523 · Taxes and Contingency	1,000	
Total:	6,670	
Total Expenses:	91,074	555,467
ENDING FUND BALANCE:	40,449	62,578

Prepared by: M. Bishop, Treas

Approved 2-10-20

MAINTENANCE:

Road Sub-Committee — Pat Imgrund, Chair

Pat Imgrund acknowledged the work his long-time volunteers Gary Powers, and Duane Felstet as well as newer members: John Haymond, Larry Engel and Lee Kochan for their time devoted to researching the best approach to maintain our roads.

An overlay of all roads in our community will be done on the dates:

Tuesday June 2, 2020 thru Friday June 5, 2020, and
Tuesday June 9, 2020 and Wednesday June 10, 2020

No paving will take place on Mondays as not to interfere with trash service.

Landscape Sub-Committee

The role of this committee is to advise the Board on all matters pertaining to maintenance, repair or improvement of the common areas.

We are in the 3rd year of the 3-year Maintenance Contract for the Common Area with Felix Landscaping at an annual cost of $40,000/yr. This figure does not include the invasive grass program, annual tree trimming, erosion mitigation, plant replacement and any additional hours needed beyond the base of 1,584 provided in the contract.

The main project completed in 2019:

> Cleared overgrown cactus and vegetation and applied landscape gravel, large boulders and some new vegetation to the north endcap between Gloria Vista and Prairie Hills Drives. This completed the upgrade of all of the endcaps along Vista Ridge Drive as well as the four corners of Sonoran View and View Ridge Drive intersection that were upgraded in 2018.

Erosion Project (Calle Tres):

2019 was another wet year and in early 2020 we discovered an area of bad erosion on southeast corner of the large monument atop the hill overlooking Frontage Road. Also, the hill to the east of the monument needs to be addressed in order to redirect the water causing this erosion. The committee has received two quotes for this erosion project. Before the contract is awarded, we will consult Westland Resources, who conducted an Erosion and Sediment Control Study in 2012 to confirm that we are on the right track in dealing with the repair and shoring the hillside from further erosion.

ARCHITECTURE:

In 2019 seventy-five homes were repainted. To ensure there is a record of when a home is repainted and that the colors used are in our paint pallet, Owners must submit an Application for Painting regardless of whether the color scheme is being changed. This process can take between one day to less than a week, depending on the extent of the color choices. Please plan accordingly. The Secretary has paint chips and can help you with color selection by giving you addresses of homes painted in a color you are considering. It helps when you can view colors on a larger scale prior to making a final selection.

Some words of caution were shared about maintenance of roofs.

- ✓ When sealing a flat roof, **NO** bright white should be used on the PARAPET WALL visible from the street above your home.
- ✓ If you need to replace an Air Conditioning unit on the roof the DUCTWORK of the roof-mounted units (if painted bright white) are unsightly and detract from views. We have designated colors for these items to help minimize their impact on the view of the mountains for homeowners living on the street above.
- ✓ Roof repair/replacement does NOT need architectural approval if damaged tiles are replaced with like or similar color and material.
- ✓ 40-year tile roofs are only as good as the tar paper which is rapidly deteriorating. A microburst (usually occurring in the summer) can cause real damage to roof tiles allowing water to reach areas now unprotected because paper has deteriorated. If you suspect that your home experienced this weather event be sure to have the roof checked.

We remind seasonal residents it is your obligation to make sure someone is monitoring your property for weeds while not in residence, and that the Secretary has a contact if there is a water leak in your irrigation system, etc. Tall palms need to be manicured prior to the summer because strong monsoon winds can turn these fronds into potential flying missiles.

SECRETARY: Marianne Bishop

Make sure to provide the secretary with your current information in case of an emergency. If you have someone watching your home, we need their name and phone number as well.

If you are going away for an extended period even if you have stopped mail and newspapers, tell a neighbor so that they can retrieve any door hangers, phone books, etc. that someone decides to drop in your driveway making your home look unattended.

Eighteen homes sold in 2019, many of them sold before they were on the market. A real estate recap as well as a listing of all 2020 committees are included with these minutes.

HOMEOWNER TIME:

Someone questioned the purpose of the monument on the hill overlooking Frontage Road. This monument was used by Fairfield Homes for advertising when they were selling homes in this sub-division as well as Canoa Ranch. When Fairfield turned the Association over to San Ignacio Vistas, we inherited the monument and removed their signage. The prospect of interesting Green Valley Rec or the Chamber of Commerce in using it for advertising in return for maintaining it has been discussed. Thus far we have not been able to make such a deal.

Other topics of discussion:
1) using gabions for erosion control on Calle Tres hillside
2) the underground spring causing water behind the curb of the common area of View Ridge, Harvest Moon and some of the other north- south streets.

These ideas will be discussed with representatives of Westland Resources when we consult them on the Calle Tres project.

ADJOURNMENT

With no further business on the agenda the meeting was adjourned at 1:15 PM

ORGANIZATIONAL MEETING:

An organizational meeting of the newly elected board was convened at 2 PM and the following officers were elected for 2020:

Joyce Bulau	President
Glen Seela	1st VP
Shelli Knopik	2nd VP
Marianne Bishop	Secretary/Treasurer
Jeff DeVaney	Chair, AC

Respectfully submitted

Marianne M. Bishop,
Reliable Secretary Service (RSS)

Minutes approved by the board via email on _____

SAN IGNACIO VISTAS, INC.
2019 HOMES SOLD

ADDRESS	ASK	SOLD	DROP	SQFT	PRICE PER SQ	MTN VIEW
4936 S. Meadow Ridge Dr.	$210,000	$210,000	$0	1725	$122	N
4720 S. King Arthur Ct.	$227,000	$227,000	$0	1661	$137	P
4879 S. View Ridge Dr.	$245,000	$239,500	$5,500	1767	$136	Y
4951 S View Ridge Dr	$244,000	$244,000	$0	1767	$138	Y
4943 S. Gloria View Ct.	$249,000	$245,000	$4,000	1723	$142	Y
4991 S. View Ridge Dr.	$252,000	$250,000	$2,000	1554	$161	Y
5007 S. Gloria View Ct.	$255,900	$250,000	$5,900	1715	$146	Y
1429 W Hidden Crest Ct.	$257,000	$250,000	$7,000	1920	$130	Y
4927 S View Ridge Dr.	$250,000	$250,000	$0	1767	$141	Y
4935 S. View Ridge Dr.	$265,000	$260,000	$5,000	1767	$147	Y
4943 S. Gloria View Ct.	$279,499	$271,500	$7,999	1723	$158	Y
4728 S. King Arthur Ct.	$279,000	$279,000	$0	1790	$156	P
4707 S. King Arthur Ct.	$289,000	$285,000	$4,000	1867	$153	Y
4923 S. Harvest Moon Dr.	$319,000	$310,000	$9,000	1923	$161	Y
4719 S. Harvest Moon Dr.	$335,000	$320,000	$15,000	2536	$126	Y
4929 S. Gloria Vista Dr.	$360,000	$353,000	$7,000	2381	$148	Y

2020 SALES - CLOSED , PENDING OR FOR SALE

ADDRESS	EST. CLOSING	STATUS	SOLD	SQFT	PRICE PER SQ	MTN VIEW
4806 S Vista Ridge Dr.		CLOSED	$147,854	1129	$131	**P**
4983 S View Ridge Dr.	2/15/2020	CLOSED	$250,000	1725	$145	**Y**
4936 S. Meadow Ridge Dr.	3/13/2020	PENDING	$250,000	1725	$145	N
4869 S Desert Sunset Dr.		FOR SALE	$260,000	1967	$132	P
4723 S Prairie Hills Dr		FOR SALE	$355,000	2163	$164	Y

SAN IGNACIO VISTAS, INC.
COMPARISON OF SALES TRENDS

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
* 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**

From Zillow 1/31/20:
The median home value in Green Valley is $196,335. Green Valley home values have gone up 9.1% over the past year and Zillow predicts they will rise 5.3% within the next year. The median list price per square foot in Green Valley is $146, which is higher than the Tucson Metro average of $146. The median price of homes currently listed in Green Valley is $219,900.

COMMITTEES

ARCHITECTURAL
E-mail: AC@sivhoa.org

Jeff DeVaney, Chair & Board Rep
Lyle Grueneich
Nanci Koester
Linda Nealy
Glen Seela
Marianne Bishop, Secretary

AUDITOR

Judy Barkley

FINANCIAL ADVISORY

Ann Striker, Chair
Terry Arnholt
Randy Aronson
Pat Imgrund
Jack Powers
Joyce Bulau, President
Marianne Bishop, Treasurer

MAINTENANCE

Landscape Sub-committee: E-mail: landscape@sivhoa.org

Joyce Bulau, Chair and Board Rep
Barry Bishop, Special Projects
Mike Johnson, Special Projects
Eileen MacLaren, Buffelgrass

Road Sub-committee:
E-mail: roads@sivhoa.org

Pat Imgrund, Chair
Randy Aronson
Larry Engel
Duane Felstet
John Haymond
Lee Kochan

SIVPS (POSTAL SERVICE)

AREA	CAPTAIN
1	Jim & Karen Steffen
2/3	Joyce Bulau
4	Kay Seela
5	Jean Rawlings
6/7	Fred Newton
8	Sylvia Kelly
9	Tom Dewey
10	Mike Johnson
11	Marianne Bishop
12	Randy & Diana Aronson
13	Ron & Rose Marie Lemke
14	Ray Stone
15	Ted Haller
16	Shelli Knopik
17	Loretta Arnholt

SIVPS

HAND DELIVER:

- YEARLY DUES INVOICE - DEC
- SIV PHONE DIRECTORY
- UPDATES OF OFFICIAL DOCUMENTS
- BALLOTS

DELIVER BY EMAIL:

ANNUAL MEETING MINUTES

NEWSLETTERS

GREEN VALLEY PHONE BOOKS WILL BE AVAILABLE AT OUR MAIL-BOX PADS FROM MARCH 26 - 29

BEFORE PAINTING

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 HOME

WHITE PARAPET AND
DISH ON ROOF

AFTER PAINTING PARAPET & DUCT
& MOVING DISH BEHIND AIR
CONDITIONER
PARAPET WALL

PLEASE HAVE PALM TREES TRIMMED BEFORE YOU LEAVE
IF YOU ARE A SEASONAL RESIDENT

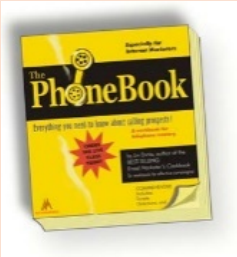
SEE SOMETHING

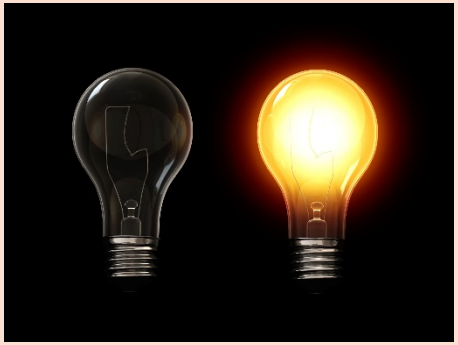
BE PRO ACTIVE

WE CAN ALL DO OUR PART

CALL 9-1-1 TO REPORT SOMETHING SUSPICIOUS

Let a neighbor know when you are going to be away so they can remove these from driveway, gates /doors…





EMAIL OR TEXT ME
if you notice
A BURNED-OUT BULB

Include street address

these are our ONLY street lights

WEATHER 85622

San Ignacio Vistas, Inc.

HOMEOWNERS ASSOCIATION

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...

Documents & Forms

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

Meetings & Minutes

Meeting Schedule, Agenda and Past Board Meeting

Newsletters & Useful Links

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

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.

CALENDAR of Events:

RESERVATION FORM

SOCIAL : March 21, 2020 - Luncheon CANOA HILLS CENTER*
This lunch is by reservation only - call 520-625-4924

ANNUAL MEETING - MARCH 5. 2020 - CANOA HILLS CENTER

Board Meetings: See Meetings /Minutes

Each Home includes membership in

GREEN VALLEY RECREATION

More About GREEN VALLEY

VISIT THESE SITES: Green Valley Council
RETIRE ARIZONA

TITAN RECYCLE & TRASH & BILL PAY

Report problems to: THE WEBMASTER

San Ignacio Vistas, Inc.

HOMEOWNERS ASSOCIATION

Useful Links to Outside Help

USE THE BACK ARROW IN YOUR BROWSER TO RETURN TO THIS SITE

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
- Snake Removal Call: 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

Green Valley Council

...Your Community Voice

SIV is a member of the “GVC”.
There is a link to their website
From our website
look under“Useful Links”

A TRIBUTE TO OUR VOLUNTEERS

Thank You !!!

YOU ARE APPRECIATED

We cannot function without VOLUNTEERS