

SAN IGNACIO VISTAS
WELCOME
ANNUAL MEETING
MARCH 12, 2024





PAUL LOOMANS
SVP - Chief Marketing Officer
La Posada Communities



✦ OUR MISSION ✦

"To Maximize the Well-Being of Seniors"

NON-PROFIT LIFE PLAN COMMUNITY

130 ACRE CAMPUS

A VARIETY OF INDEPENDENT RESIDENCES

- ❖ APARTMENTS
- ❖ GARDEN HOMES
- ❖ PARK CENTRE HOMES
- ❖ NEW PAVILION HOMES

ASSISTED LIVING NEIGHBORHOODS

Why seniors choose La Posada

An enjoyable, low stress lifestyle

- ❖ Dining
- ❖ Maintenance
- ❖ Cleaning
- ❖ A Plan if Health Needs Arise
- ❖ A gift to their family

**SOME FACTS ABOUT
OUR COMMUNITY**

**ABOUT 750 RESIDENTS
AND 600 EMPLOYEES**

YOU DO NOT BUY -- YOU LEASE

**INDEPENDENT LIVING HAS
RN_s TO PROVIDE SUPPORT**



OBSERVATORY

RECREATION CENTER

LA VISTA APARTMENTS

LA HACIENDA ENHANCED ASSISTED LIVING OUTPATIENT THERAPIES

LA VIA

CAMPUS ADMIN & MARKETING

BUTTERFLY GARDEN

GARDEN HOMES

LEARNING CENTER

LA JOYA

CENTRAL PARK

MEDICAL OFFICES

MEDITATION GARDEN

PAVILION HOMES

THE PAVILION POSADA HEALTH

PARK CENTER HOMES

LA PERLA APARTMENT HOMES

POSADA LIFE COMMUNITY SERVICES

THE SHOPPES AT LA POSADA

MADERA CANYON

QUESTIONS ?

INTRODUCTIONS

**JOYCE
BULAU**



**KAM
MORGANTI**



**MARIANNE
BISHOP**



**GLEN
SEELA**



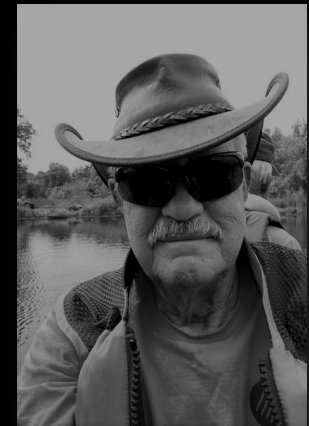
2023 BOARD OF DIRECTORS



**JEFF
DEVANEY**



**IVONNE
MALDONADO**



**BOB
BYBEE**

NO BALLOTING OR VOTE IN UNCONTESTED ELECTIONS

Article 3 Section 11 of our Bylaws provides

If the number of nominees is less than or equal
to the number of open director positions

All board members from 2023 have agreed to
continue to serve in 2024

CONSENT OF MEMBERS

All board members from 2023
have agreed to continue to serve in 2024

By acclamation or unanimous
consent of the Members

The nominees shall be deemed
to have been elected as Directors

2024 BOARD OF DIRECTORS



JOYCE BULAU



MARIANNE BISHOP



IVONNE MALDONADO



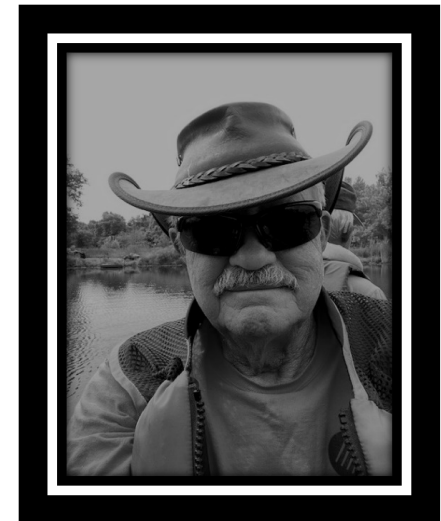
KAM MORGANTI



GLEN SEELA



JEFF DEVANEY



BOB BYBEE

San Ignacio Vistas, Inc.

HOMEOWNERS ASSOCIATION

[Plot Plan SIV](#)

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

Calendar of Events

March 12, 2024, Annual Meeting at Canoa Hills Rec., Saguaro Room. Continental Breakfast at 8 AM, Meeting begins at 8:30 AM with guest speaker from La Posada.

April 19, 2024, Game Night at Canoa Ranch, Amado Room from 4-7 pm.

Documents & Forms

You will find all governing documents,

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:

SIV has been SELF- MANAGED by
RSS – Reliable Secretary Service

SINCE 2006

E-mail: **SIVHOA.INFO @ GMAIL.COM**

PHONE/TEXT:

520-330-6078



Amy Cordova
Assistant Mgr.

COMMITTEES



Kam Morganti, Chair

Jeff DeVaney

Ivonne Maldonado

Diana Sheets

OUR NEXT SOCIAL EVENT:

Friday, **APRIL 19th**

4-7 PM AT CANOA RANCH, AMADO ROOM



**GAME
NIGHT!**

This activity is driven by "Homeowner Volunteers"

SECRET SANTA

AND HIS HELPERS





MAINTENANCE COMMITTEE

Consists of 2 Sub-committees

ROAD SUB-COMMITTEE

Pat Imgrund, Chair

Randy Aronson

Jeff DeVaney

Glen Seela

To volunteer contact Pat at: **320-293-3566**

ROAD SUBCOMMITTEE



**Initiate bids /
oversee
contracts**



**Review and
recommend
Road repairs
and sealing.**



**Review
condition of
curbs,
sidewalks and
reflectors.**



**Hands-on
Projects...**

CRACK SEAL CONTINUES AS RAIN FOILED THE PROJECT

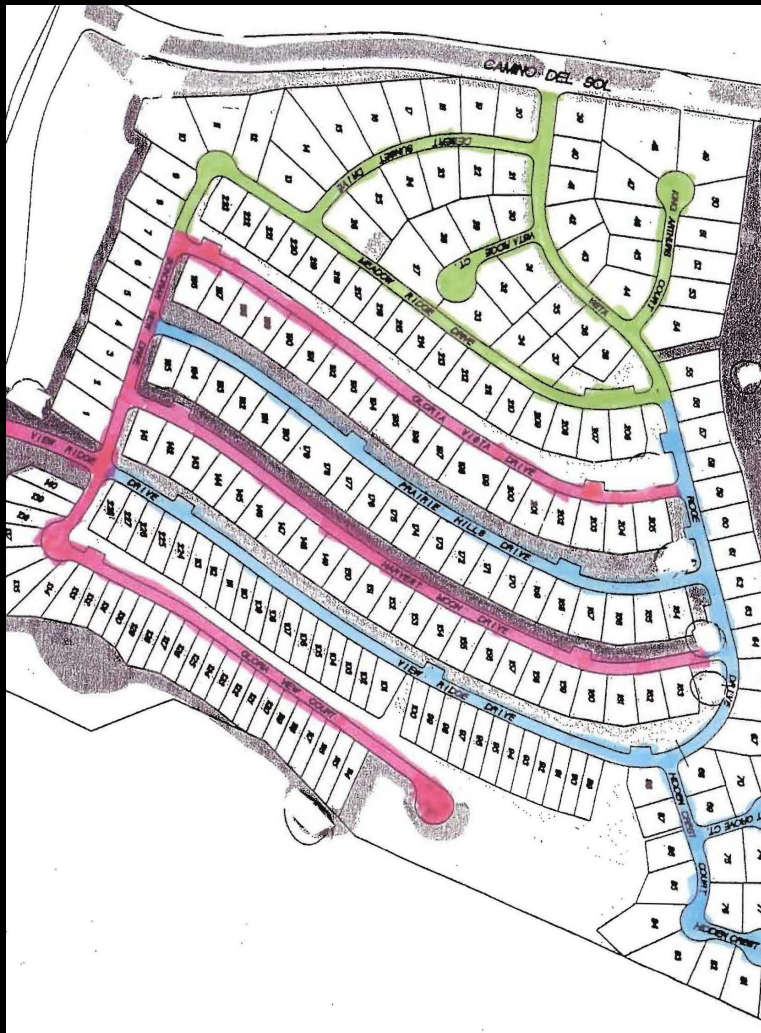


MORE ROADWORD AHEAD

SEAL COAT DATES

April 2024 **3 THRU 5 &**
9 THRU 11

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
	1	2	3	4	5	6	
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30	(DEPENDANT ON WEATHER!!!)				



EXAMPLE

CONTRACTOR PROVIDES
COLORED MAP
DEPICTING WORK PLAN
WITH DATES

* SEAL COAT SCHEDULE

IF YOU NEED TO HAVE YOUR CAR OUT

Make sure it is out prior to 7 AM on your date of service

YOUR STREET

IS BEING

RESURFACED:

WE SUGGEST YOU PARK ON

* TUESDAY MARCH 27

VISTA RIDGE

Meadow Ridge, Prairie Hills or View Ridge

GLORIA VISTA

Meadow Ridge or Prairie Hills

HARVEST MOON

Prairie Hills or View Ridge

* WEDNESDAY MARCH 28

DESERT SUNSET

Meadow Ridge or Vista Ridge Dr

SONORAN VIEW

Gloria Vista or Harvest Moon

PRAIRIE HILLS

Gloria Vista or Harvest Moon

VIEW RIDGE

Harvest Moon on Vista Ridge

* THURSDAY MARCH 29

GLORIA VIEW CT

View Ridge Dr or Upper Sonoran V

KING ARTHUR CT

Desert Sunset or Vista Ridge below Gloria Vista

VISTA RIDGE CT

Desert Sunset or Vista Ridge below Gloria Vista

MEADOW RIDGE DR

Gloria Vista

HIDDEN CREST CT

View Ridge Dr

DESERT GROVE CT

View Ridge Dr

SUGGESTED

PARKING

ASSIGNMENTS

**THANK'S TO THE
VOLUNTEERS WHO HELPED
WITH SPECIAL PROJECTS:**

**Diana
Aronson**

**Rosie
Imgrund**

**Nancy
Ludwig**





**OUR TRANSFORMER BOXES HAVE
ALL BEEN REPAINTED - BUT**



MANY TRANSFORMERS ARE ORIGINAL

SOME HAVE FAILED AND HAVE BEEN REPLACED

THIS IS THE SIGN OF A FAILED TRANSFORMER

**oil leaking onto the concrete platform
and/or ground area**





LANDSCAPE SUB-COMMITTEE

Joyce Bulau, Chair

Barry Bishop

Jeff DeVaney

Eileen MacLaren*

* Buffelgrass Expertise

WHAT DO WE OVERSEE?

Common Area Landscape

Erosion Mitigation and Drainage

Annual Tree Program

Spraying Buffelgrass and Weeds

Railings and Walls at Parking Areas

Monument Maintenance (lighting & painting)

BUFFELGRASS CONTRACT



Drainage Channel Maintenance



ARCHITECTURAL COMMITTEE

Glen Seela, Chair

Jim Butcher

Amy Cordova, Secretary

Billie Grueneich

Diana Sheets



2023
ARCHITECTURAL
REQUESTS: 30

**GET APPROVAL
FROM THE
AC
BEFORE YOU MAKE
ANY CHANGES TO
YOUR HOME !**

SAN IGNACIO VISTAS, INC.
Architectural Committee
APPLICATION FOR PAINTING

Applicant's Name: _____ Date _____

Address: _____ Lot #: _____

Phone Number(s): _____ Email: _____

REFER TO THE REVERSE SIDE FOR GUIDELINES

SURFACE TO BE PAINTED	COLOR	METAL	LOW SHEEN
MAIN STUCCO			
UTILITY BOXES			
ROOFLINE TRIM /GUTTER/DOWNSPOUT			
FRONT DOOR			
GARAGE DOOR			
SECURITY DOOR (S)			
GATES/RAILINGS			

Describe other places where your trim/accent color(s) will be applied if other than the roofline.
Do you have a FLAT ROOF? Be sure to review Item 9 on the reverse side when sealing your roof.
Be specific as to the other areas you are painting. You will be asked to supply a paint chip to ensure there will be a proper color match if any new surface is intended to match an existing color.

Check to indicate work is to be performed by Owner _____, or provide the following:

Contractor Name: _____

Date work is to begin: _____ Estimated completion: _____

Please Review Paint Guidelines and Definitions

- _____ I would like to set-up an appointment with the Color Consultant of the AC Committee.
- _____ I would like to review the paint book and/or paint chips prior to finalizing the paperwork.
- _____ I ACKNOWLEDGE I have read the Paint Guidelines prior to submitting this Application.

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: _____
Action: _____	
Response to Homeowner _____	
Date: _____	Approved by: <i>Committee Member or Secretary</i>

Attachment 7.2

Application For Painting

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: _____

Requires Signed Agreement to Restore/Repair Common Area: ___ No ___ Yes Received _____

Upon completion call to arrange for final Inspection _____

Committee Signature _____ Date _____

Attachment 7.1

Application for Additions And Alterations

IMPORTANT

REMINDERS



PARAPET ROOFS

EXAMPLE OF NON-COMPLIANCE

NO BRIGHT WHITE ON
DUCTWORK OR PARAPET WALL



COMPLIANT

AFTER PAINTING
DUCTWORK BLENDS INTO HOME



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



WHITE PARAPET AND
DISH ON ROOF

INTERNAL AUDIT

DIANA SHEETS, CHAIR

LORI AGUE



TREASURER'S REPORT

MARIANNE BISHOP
TEASURER



San Ignacio Vistas, Inc.
Statement of Assets, Liabilities and Fund Balances
(Modified Cash Basis)
December 31, 2023 with Comparative Totals for 2022
Audited February/2024

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total All Funds</u>	
			<u>2023</u>	<u>2022</u>
ASSETS				
Cash	\$ 15,917	\$ 184,182	\$ 200,099	\$ 285,563
Investments	60,835		60,835	
Due from Operating Fund				
TOTAL ASSETS	<u>\$ 76,752</u>	<u>\$ 184,182</u>	<u>\$ 260,934</u>	<u>\$ 285,563</u>
LIABILITIES				
Assessments Received in Advance			\$ -	\$ 48,530
Due to Reserve Fund			-	\$ 18,170
TOTAL LIABILITIES	-	-	-	\$ 66,700
FUND BALANCES	<u>\$ 76,752</u>	<u>\$ 184,182</u>	<u>\$ 260,934</u>	<u>218,863</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 76,752</u>	<u>\$ 184,182</u>	<u>\$ 260,934</u>	<u>\$ 218,863</u> *



Rounding *

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2023 with Comparative Totals for 2022
Audited February/2024

	<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>2023</u>	<u>2022</u>
REVENUE						
Assessments	\$ 94,740	\$ 94,740	\$ 37,500	\$ 37,500	\$ 132,240	\$ 132,240
Transfer and Document Fees	4,000	5,750			5,750	3,600
Investment Income	265	3,948	3,800	8,650	12,598	1,567
TOTAL REVENUE	99,005	104,438	41,300	46,150	150,588	137,407
EXPENSES						
Maintenance	64,416	71,875	-	-	71,875	51,356
Administrative	27,968	28,469	-	-	28,469	31,352
Other	7,236	8,171	-	-	8,171	7,081
TOTAL EXPENSES	99,620	108,515	-	-	108,515	89,789
EXCESS REVENUE (EXPENSES)	(615)	(4,077)	41,300	46,150	42,073	47,618
FUND BALANCES						
Beginning of Year	<u>17,891</u>	<u>81,336</u>	<u>100,733</u>	<u>137,525</u>	<u>218,861</u> *	<u>171,204</u>
END OF YEAR	<u>\$ 17,276</u>	<u>\$ 77,259</u>	<u>\$ 142,033</u>	<u>\$ 183,675</u>	<u>\$ 260,934</u>	<u>\$ 218,822</u>



Rounding *

Prepared by: M. Bishop, Treasurer 2/19/2024

FINANCIAL ADVISORY COMMITTEE "FAC"

Randy Aronson



George Bichler



Mark Maranger



Gary Powers



Marianne Bishop (Ad Hoc)



Joyce Bulau (Ad Hoc)



REVISING THE REPLACEMENT RESERVE PLAN (RRP)

RRP - REPLACEMENT RESERVE PLAN

FUNDING

Year	Reserve Fund	Funding	2015						Percent	Percent	Percent	Percent	Percent	Percent
			Actual	Estimate	Actual	Estimate	Actual	Estimate						
2015	505,515	1%	8,817	13,500	33,574	841	141,658	10,000	100	100	100	100	100	100
2016	519,000	1%	10,113	15,111	41,504	1,074	151,819	10,000	100	100	100	100	100	100
2017	563,110	1%	13,250	20,000	53,000	1,390	165,514	10,000	100	100	100	100	100	100
2018	595,415	1%	15,901	24,000	61,500	1,590	179,000	10,000	100	100	100	100	100	100
2019	545,567	1.00%	13,400	23,000	54,000	1,400	165,000	10,000	100	100	100	100	100	100
2020	593,984	1.00%	20,200	31,000	80,000	20,000	180,000	10,000	100	100	100	100	100	100
2021	71,799	1.00%	1,800	3,000	8,000	2,000	20,000	10,000	100	100	100	100	100	100
2022	100,777	1.10%	2,000	3,500	9,000	2,200	22,000	10,000	100	100	100	100	100	100
2023	171,515	1.00%	4,000	7,000	18,000	4,500	45,000	10,000	100	100	100	100	100	100
2024	181,000	1.00%	4,000	7,000	18,000	4,500	45,000	10,000	100	100	100	100	100	100
2025	185,000	1%	2,000	3,500	9,000	2,200	22,000	10,000	100	100	100	100	100	100
2026	193,000	1%	2,000	3,500	9,000	2,200	22,000	10,000	100	100	100	100	100	100
2027	274,041	1%	4,200	7,500	19,000	4,700	47,000	10,000	100	100	100	100	100	100
2028	284,000	1%	4,500	8,000	20,000	5,000	50,000	10,000	100	100	100	100	100	100
2029	311,500	1%	5,000	9,000	22,000	5,500	55,000	10,000	100	100	100	100	100	100
2030	341,500	1%	5,500	10,000	24,000	6,000	60,000	10,000	100	100	100	100	100	100
2031	381,000	1%	6,000	11,000	26,000	6,500	65,000	10,000	100	100	100	100	100	100
2032	391,000	1%	6,200	11,500	27,000	6,700	67,000	10,000	100	100	100	100	100	100
2033	461,000	1%	7,500	14,000	33,000	8,000	80,000	10,000	100	100	100	100	100	100
2034	461,000	1%	7,500	14,000	33,000	8,000	80,000	10,000	100	100	100	100	100	100
2035	500,100	1%	8,000	15,000	36,000	8,500	85,000	10,000	100	100	100	100	100	100
2036	500,100	1%	8,000	15,000	36,000	8,500	85,000	10,000	100	100	100	100	100	100
2037	500,100	1%	8,000	15,000	36,000	8,500	85,000	10,000	100	100	100	100	100	100
2038	675,000	1%	10,000	18,000	45,000	10,500	105,000	10,000	100	100	100	100	100	100
2039	700,000	1%	10,500	19,000	47,000	11,000	110,000	10,000	100	100	100	100	100	100
2040	800,000	1%	12,000	22,000	55,000	12,500	125,000	10,000	100	100	100	100	100	100
2041	800,000	1%	12,000	22,000	55,000	12,500	125,000	10,000	100	100	100	100	100	100
2042	870,000	1%	13,000	24,000	60,000	13,500	135,000	10,000	100	100	100	100	100	100
2043	900,000	1%	13,500	25,000	63,000	14,000	140,000	10,000	100	100	100	100	100	100
2044	970,000	1%	14,500	27,000	68,000	15,000	150,000	10,000	100	100	100	100	100	100
2045	970,000	1%	14,500	27,000	68,000	15,000	150,000	10,000	100	100	100	100	100	100
2046	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2047	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2048	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2049	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2050	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2051	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2052	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2053	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100
2054	1,100,000	1%	17,000	31,000	80,000	17,500	175,000	10,000	100	100	100	100	100	100

Actuals through 2023 & 2024 estimates. This plan is reviewed and revised yearly.

HOW ARE THE DUES SET EACH YEAR ?

In September the Treasurer prepares next year's budget which includes any dollars needed for Reserve Projects.

FAC evaluates the RRP **FUNDING** Worksheet

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

2024



SAN IGNACIO VISTAS, INC

	BUDGET	<u>OPERATING</u>	<u>RESERVE</u>
INCOME			
400 · Assessments		99,180	
410 · Transfer and Document Fees		4,000	
420 · Operating Fund Interest		2,600	
Total Operating Revenue		<u>105,780</u>	
Reserve Fund			
4000 · Reserve Assessment			38,750
4200 · Reserve Fund Interest			8,000
Total Reserve Fund			<u>46,750</u>
EXPENSE			
Administrative			
Bishop		7,200	
Cordova		15,600	
Total 510 · Contract Service		<u>22,800</u>	
511 · Board		400	
512 · Legal		3,000	
513.1 · Computer and Internet		3,000	
513.2 · Telephone		1,800	
513.3 · Office Supplies		360	
513.4 · Printing/Reproduction		600	
513.5 · Postage/Delivery		300	
513.6 · Record Storage		708	
Total 513 · Communications		<u>6,768</u>	
Total Administrative		32,968	
Maintenance			
500 · Yearly Contract		35,600	
501 · Invasive Grass		17,000	
502 · Tree Trimming		7,000	
503 · Utilities		140	
505 · Other Maintenance		8,000	
506 · Erosion Mitigation		0	
507 · Plant Replace		3,000	
Total Maintenance		<u>70,740</u>	
Other Operating			
521 · Insurance		4,200	
522 · Membership Fee - GVC		3,192	
Total 523 · Taxes and Contingency		2,000	
524 · Member Socials		400	
Total Other		<u>9,792</u>	
Total Operating:		113,500	
Reserve Fund			
5000 - Street Repairs			80,000
5003 · Retaining Walls and Monuments			10,000
NET INCOME		<u>(7,720)</u>	<u>(43,250)</u>

BOARD APPROVED: FEBRUARY 13, 2024

RRP = REPLACEMENT RESERVE PLAN

FUNDING

	Year	3%							2%		\$ by Fund		Annual Dues	% reserve	Increase in Dues	
		Reserve Fund Opening Balance	Assumed Return Rate	Earnings	Reserve Contribution	Earnings + Rsrv Contrb	Project Expenses	Ending Balance	Operating Budget	Operating	Reserve	\$			%	
		2015	365,315	1%	8,679	58,500	67,179	844	431,650	70306	308	257			500	51%
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	530	33%	- 0%			
2019	545,767	2.45%	13,380	41,000	54,380	18,186	581,961	85,810	365	175	540	32%	10 2%			
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	2.02%	1,487	35,000	36,487	9,504	100,773	86,811	406	154	560	28%	20 4%			
3 2022	100,773	1.31%	1,318	36,024	35,708	589	137,525	99,012	422	158	580	27%	20 4%			
4 2023	137,525	6.29%	8,650	37,500	46,150	0	183,675	108,515	437	143	580	25%	- 0%			
5 2024	184,182	5.50%	10,130	38,625	48,755	90,000	142,937	113,500	436	169	605	28%	25 4%			
6 2025	142,937	5%	7,147	39,784	46,931	0	189,868	115,770								
7 2026	189,868	3%	5,696	40,977	46,673	12,500	224,041	118,085								
8 2027	224,041	3%	6,721	42,207	48,928	11,684	261,285	120,447								
9 2028	261,285	3%	7,839	43,473	51,311	0	312,596	122,856								
10 2029	312,596	3%	9,378	44,777	54,155	2,500	364,251	125,313								
11 2030	364,251	3%	10,928	46,120	57,048	79,963	341,336	127,819								
12 2031	341,336	3%	10,240	47,504	57,744	7,500	391,580	130,376								
13 2032	391,580	3%	11,747	48,929	60,676	12,000	440,256	132,983								
14 2033	440,256	3%	13,208	50,397	63,605	16,451	487,410	135,643								
15 2034	487,410	3%	14,622	51,909	66,531	0	553,941	138,356								
16 2035	553,941	3%	16,618	53,466	70,084	77,898	546,127	141,123								
17 2036	546,127	3%	16,384	55,070	71,454	17,745	599,836	143,945								
18 2037	599,836	3%	17,995	56,722	74,717	2,500	672,053	146,824								
19 2038	672,053	3%	20,162	58,424	78,585	14,000	736,638	149,761								
20 2039	736,638	3%	22,099	60,176	82,276	16,658	802,256	152,756								
21 2040	802,256	3%	24,068	61,982	86,049	90,306	798,000	155,811								
22 2041	798,000	3%	23,940	63,841	87,781	10,000	875,781	158,927								
23 2042	875,781	3%	26,273	65,756	92,030	0	967,811	162,106								
24 2043	967,811	3%	29,034	67,729	96,763	0	1,064,574	165,348								
25 2044	1,064,574	3%	31,937	69,761	101,698	1,110,593	55,680	168,655								

The Plan is reviewed
And revised Yearly

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

SECRETARY 'S REPORT



SIVHOA IS A MEMBER



Green Valley Council

555 North La Cañada Drive

Suite 117

520-648-1936

SERVICES PROVIDED

Liaison for Governmental Relations

Provides Educational Forums

Provides Notary Services

Discount Warranty Program for Homeowner Service Lines

Provides Conflict Resolution Service

Monitors Service Requests to Pima County

FORUM RE: DARK SKIES

Green Valley is known for its dark skies and starry nights, which are made possible by the **1972** Outdoor Lighting Code (OLC) of Pima County



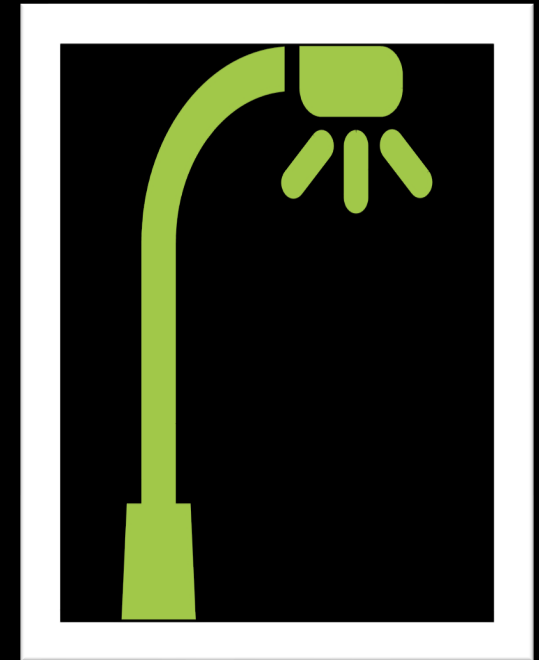
Uncovered lighting,
floodlights or other high
intensity lighting



having adverse impact on
neighbors

SECTION 4.28 LIGHTING OF THE OWNERS HANDBOOK

Existing exterior lighting mounted on the garage or house was designed to shine downward because of Pima County Code, Chapter 15.12 which requires fully shielded lighting and sets limits on the total light produced at night. Existing fixtures may be repaired without approval. They may be replaced provided they are shielded to illuminate the house numbers and shine downward...



Violations

107

LIGHTING CODE IS IN THE
PROCESS OF BEING UPDATED



Source: ESCI Dark Sky

- Apparent violations of the lighting code can be reported to Pima County with an online form.
- <https://pima-pima-county-department-of-environmental-quality.app.transform.civicplus.com/forms/32971>
- Enforcement is by Pima County. ←



**DID YOU KNOW YOU ARE RESPONSIBLE FOR THE LINES
THAT RUN FROM YOUR PROPERTY
TO THE WATER METER AT THE STREET?**

WHAT WOULD YOU DO IF YOUR WATER LINE BROKE?

**OFTEN THESE LINES ARE LOCATED UNDER THE
DRIVEWAY MAKING THEM EXPENSIVE TO REPLACE**

WATER LINE

SEWER / SEPTIC LINE

GAS LINE



Or a similar Company

HOW ARE WE DOING?

2023 HOMES SOLD SAN IGNACIO VISTAS, INC.

ADDRESS	ASK	SOLD	(DROP)/ Increase	SQFT	PRICE PER SQ	MTN VIEW
4780 S. Meadow Ridge Dr.	\$235,000	\$237,500	2,500	1292	\$184	Y
1800 W. Vista Ridge Dr.*	\$298,000	\$270,000	(28,000)	1088	\$248	N
4799 S. Vista Ridge Ct.	\$280,000	\$280,000	0	1292	\$217	Y
4674 S Desert Grove Ct	\$299,900	\$299,900	0	2338	\$128	N
1620 W. Vista Ridge Dr.*	\$376,000	\$300,000	(76,000)	1867	\$161	P
4720 S. King Arthur Ct.	\$339,500	\$345,000	5,500	1661	\$208	Y
4769 S. Meadow Ridge Dr.	\$350,000	\$350,000	0	1725	\$203	Y
1656 W. Vista Ridge Dr.	\$360,000	\$350,000	(10,000)	1684	\$208	Y
4809 S. Gloria Vista Dr.*	\$425,000	\$375,000	(50,000)	1806	\$208	Y
4662 S. Desert Grove Ct.	\$399,900	\$395,000	(4,900)	1867	\$212	Y
4937 S Meadow Ridge Dr	\$400,000	\$400,000	0	2163	\$185	y
4895 S. Gloria View Ct.*	\$427,500	\$403,500	(24,000)	1723	\$234	Y
4967 S. Gloria View Ct.	\$397,500	\$410,000	12,500	1554	\$264	Y
4749 S. Gloria Vista Dr.	\$425,000	\$425,000	0	2163	\$196	Y
4867 S. Prairie Hills Dr.	\$432,500	\$425,000	(7,500)	1806	\$235	Y
1749 W. Sonoran View Dr.*	\$495,000	\$468,500	(26,500)	2508	\$187	Y
1477 W. Hidden Crest Ct.	\$469,000	\$469,000	0	1923	\$244	Y
4719 S. Harvest Moon Dr.	\$500,000	\$492,000	(8,000)	2536	\$194	Y

* Overpriced for condtions

Yellow receiced asking price or above

2024 SALES
CLOSED, PENDING OR FOR SALE

ADDRESS	EST CLOSING	STATUS	ASKING	SQFT	PRICE PER SQ	MTN VIEW
4759 S. Prairie Hills Dr.		Closed	\$375,000	1806	\$208	Y
4779 S. Havest Moon Dr.	3/5/2024	Pending	\$399,900	1923	\$208	Y
4645 S Gloria Vista Dr		Pending	\$425,000	2536	\$168	Y
4782 S. Vista Ridge Ct.		Active	\$315,000	1292	\$244	Y
1776 W. Vista Ridge Dr.		Active	\$325,000	1609	\$202	Y
1493 W. Hidden Crest Ct.		Active	\$360,000	1521	\$237	Y
1434 W. Hidden Crest Ct.		Active	\$395,000	1867	\$212	N
4975 S. View Ridge Dr.		Active	\$418,500	1767	\$237	Y
4819 S. Prairie Hills Dr.		Active	\$479,000	2536	\$189	N

SAN IGNACIO VISTAS, INC.
 COMPARISON OF SALES TRENDS
 LOCATION, LOCATION, LOCATION !!!

YEAR	# OF HOUSES SOLD	REC'D ASKING OR + HIGHER	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	2	\$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
2023	18	6 + 3	18	0	\$383,878	\$305,000	\$237,500 - \$492,000

SIV SALES PRICES CONTINUE TO BE ABOVE THE GREEN VALLEY AVERAGE

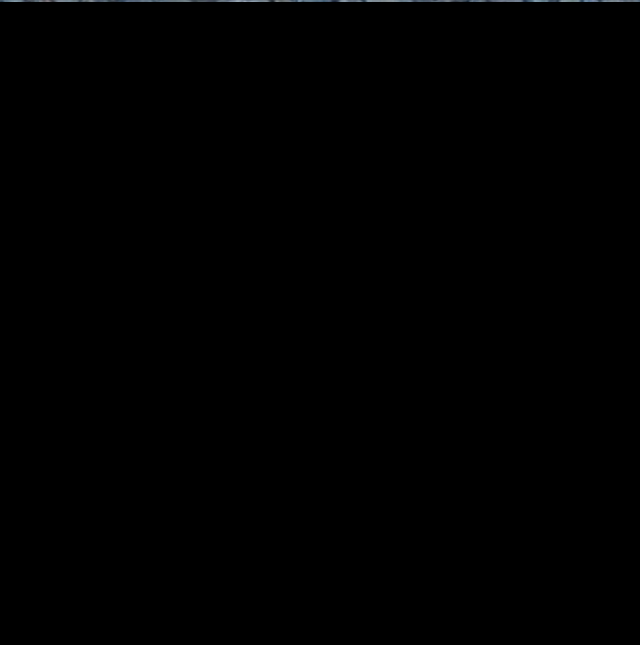
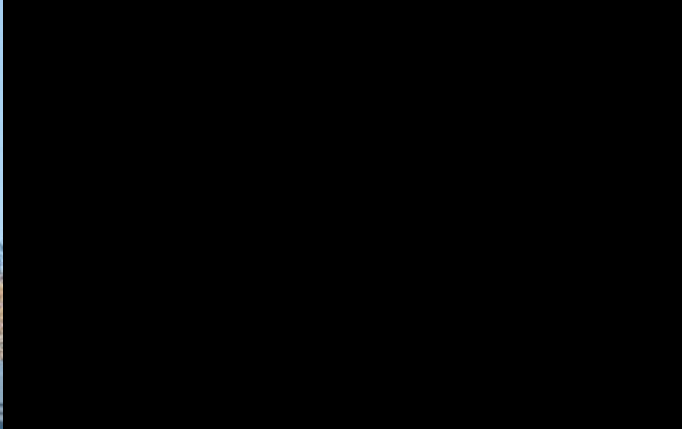
MONUMENT REFURBISHMENT



San Ignacio Vistas

SAN IGNACIO
VISTAS





REMINDERS OF UPCOMING EVENTS

COMMUNITY-WIDE GARAGE SALE

A colorful illustration of various household and sports items. On the left, there is a blue golf bag with a red flag, a tennis racket, and a yellow tennis ball. In the center, there is a red mug, a yellow brush, and a purple object. On the right, there is a blue bag, a tennis racket, and a brown bag.

SATURDAY, MARCH 16



Bulk
Trash
Pickup

**SPECIAL
RECOGNITION !**

Certificate of Appreciation

is hereby granted to:

Pat Imgrund

for 10 years dedicated service

as Chairman of

San Ignacio Vistas Inc.

Road Committee

2013 thru 2023

Awarded: March 12, 2024

ABOVE AND BEYOND



Certificate of Appreciation
is hereby granted to:

Joyce Bulau

for 10 years dedicated service
as President of

San Ignacio Vistas Inc.
Homeowners Association

2011 thru 2016 & 2020 thru 2023

Awarded: March 12, 2024



THE BOTTOM LINE IS:

**WE CANNOT FUNCTION
WITHOUT YOUR HELP!**

THANK

YOU

