

The Villas at Rancho Sin Vacas

Homeowners Association

Community Newsletter



Get well wishes go out to our friend and neighbor, John Dwyer.

INSIDE THIS ISSUE:

Letter from the Editor 2

Nurturing a sense of community 2

Landscaping projects 2

The scoop on Villa Milano 2

Emergency Contact Information Form insert

Don't get caught unaware and unprepared 5

Did you know...? 5

Financial Report 5

Email Directory Form 6

PRESIDENT'S MESSAGE

—Sylvia Kimball

The Villas at Rancho Sin Vacas Board of Directors has three newly elected members:

- **Greg Reihman**
Secretary/Treasure
- **Beth Allen**
Communications Chair
- **Bob Schmand**
ARC Chair

Bettie Hurley remains on the Board as **Vice President** and **Landscape Committee Chair**. I am pleased to be your new President, and I look forward to working with the Board Members, Committees, and all of you in the community.

My thanks to prior Board Members **Ed Mahure**, **Julie Wohlers**, and **Dave Fraboni** for their service and untiring efforts to make the Villas a wonderful place to live and vacation. They will continue serving the community in the following capacities:

- **Ed** will continue to guide us as **Property Committee Chair**;

- **Julie** will continue as our **Clubhouse and Pool Committee Chair** (the clubhouse and pool areas have never looked better!); and
- **Dave** will keep us on the right financial track as **Finance Committee Chair**.

My thanks also to **Joseph O'Hagin** of **Stratford Management** for his guidance this past year and for his on-going suggestions and assistance.

Board projects for 2005/2006 will include the distribution this spring of our revised, user-friendly Rules & Regulations with Design Guidelines, and the design of a website for the Villas that will become our primary source of future information and communication. We will make a concerted effort to gather e-mail addresses from everyone for communication purposes, as well as emergency contact information for the security of your property.

It is our intention, once the large-scale landscape projects are completed, to concentrate on the finer details of landscaping to further enhance the beauty of our community. We have arranged for screening our pump house and for a "spring cleaning" of the clubhouse, to include a thorough cleaning of the exercise equipment, mats, floors, counters, shutters, and the pool deck. Our pool furniture will be cleaned and oiled again before summer.

We are fortunate to live in such a beautiful area among wonderful friends and neighbors. It takes effort and cooperation from all of us to maintain and enhance our surroundings—please attend monthly Board meetings, volunteer for a committee, or serve on the Board of Directors.

Your personal involvement in decisions that affect our community is important!

—Sylvia

The revised Villas at Rancho Sin Vacas Rules and Regulations are enclosed with this newsletter. Please keep a copy in your villa for quick reference concerning community rules, regulations, and frequently used phone numbers.

If you would like an extra copy to leave in your unit for guests or tenants, please request extra copies from Stratford Management (795-6500).

LETTER FROM THE EDITOR

—Beth Allen



Welcome to the First Edition of the Villas at Sin Vacas Quarterly Newsletter!

As part of the newly formed Communications Committee our goal is to provide you with a quarterly newspaper, to keep you informed of the happenings around our condominium community and to provide you with any information that affects our daily lives here.

Our staff includes the following talented neighbors—

- **Dorothy McCullum,**

- **Julie Wohlers, and**

- **Ellen Schmand.**

As yet we have not come up with a name for this publication, and we would welcome all suggestions from YOU! *We want this newsletter to be yours.*

We will be covering events and happenings, suggestions, opinions, complaints, old news and new news...anything that pertains to the owners, tenants and surroundings of the Villas at Sin Vacas.

Please send us information regarding YOU and your neighbors and suggestions of what YOU would like to see covered. Please email your news and ideas to:

- Beth Allen at betha@sandpoint.net,
- Joseph O'Hagin at josepho@stratfordmanagement.org, or his assistant,
- Sharon Schmidt at admin2@stratfordmanagement.org.

Have a great summer, and look for our 2nd Edition in October.

LANDSCAPING PROJECTS

—Bettie Hurley

The Landscape Committee is looking forward to having some major projects completed around the Villa's grounds within the month. We are always looking for ways to beautify the area, so if you have an area where you would like to see work done please let us know!

Water is always very important to save, so we are asking that only native plants be planted around your Villa as we are going to completely Xericape landscaping.

Please submit any landscaping request for work around your Villa to the Landscape Committee by way of Stratford Management for approval. If you have any questions, feel free to contact the Committee. **Thank you!**

NURTURING A SENSE OF COMMUNITY

—Dorothy McCulum

The importance of a regular newsletter to all the residents of Villas Sin Vacas has been a familiar subject during our relatively brief period of condominium life.

It was not until Beth Allen agreed to take on the Chairmanship of a new committee—the Communications Committee—that the proposal took on life. This is the first of what we hope will become a welcome addition to the quality of living in this community.

The purpose behind this new venture is to underline the importance of nurturing a sense of community, getting to know our neighbors, and providing helpful information when required.

We want this quarterly newsletter to be brief, friendly and informative. We are proud of our community and residents, and we believe that a regular bulletin of the kind we envision will help to develop and maintain this sense of pride in the

place we call home and the people who live here.

We are admitted novices in this activity and welcome your support, suggestions and comments. As mentioned in the article above, we encourage you to send written suggestions and materials for inclusion in future editions to Beth Allen, or Joseph O'Hagin and Sharon Schmidt of Stratford Management (see article ▲ for email addresses).

Thank you!

THE SCOOP ON VILLA MILANO

Villa Milano is a 74-unit townhome development, which is being built on TR Lots 230 and 231 across from Villas at Sin Vacas. The development will include a clubhouse, pool, and extensive open spaces. Construction of the units will occur in three phases. Presently, the infrastructure in the first phase is almost complete. Subsequent phases will commence after a specified number of sales have been completed in the first phase.

The developer has informed us that Villa Milano has just received approval of its Public Report from the State of Arizona; they are now allowed to start selling units. Jon Thomas, representing the Developer, stated that construction of the models should start in three to four weeks. If you wish to have additional information regarding Villa Milano, you may contact **Carol Thomas at 404-7764** or **Linda West at 797-0815**.

Villas at Rancho Sin Vacas Homeowners Association

P.O. Box 40790 • Tucson, AZ 85717 • (520) 795-6500 • Fax: (520) 795-6501
Email: josepho@stratfordmanagement.org

Homeowner Emergency Information Questionnaire

The purpose of this form is to enable the Association's Board and Stratford Management to better serve you, especially in case of an emergency with your unit. Please complete this form and return it via the above-noted address or fax number.

If you should have any questions or concerns while filling out this form, please contact either Stratford Management (at the above phone number) or any Board Member.

This information will be kept in the strictest confidence and will not be distributed throughout the community or to any other entity.

Unit #: _____

Owner(s): _____

Primary Address : _____

City _____ State _____ ZIP _____

Phone# _____ Work# _____

Secondary Address: _____

City _____ State _____ ZIP _____

Phone# _____ Work# _____

Occupancy:

Unit is occupied: Full-time _____ or Part-time _____ (Check One)

For Rented Units Only:

Yearly rental _____ or Seasonal rental _____ (Check One)

Is a property management company used to rent/lease this unit? Yes ___ No ___

If yes, name of company: _____ Contact: _____

Address: _____ Phone# _____

Has a copy of the lease/rental agreement been given to Stratford Management? Yes ___ No ___

If you checked No, please enclose a copy of the lease/rental agreement with this completed form.



Tenant Information (If applicable):

Name: _____ Phone# _____ Work# _____

Name: _____ Phone# _____ Work# _____

Term of Lease: Start date: _____ End date: _____

Note: If you have tenants leasing your unit, please be sure that they have read the CC&Rs so that they are aware of the rules of the Association.

Emergency Contact Information:

In case of emergency, who holds a key and is authorized to let maintenance personnel into the unit?

Name: _____ Phone# _____ Unit# _____

Name: _____ Phone# _____ Unit# _____

Name: _____ Phone# _____ Unit# _____

Pet Information:

Type of Pet(s): Cat ___ Dog ___ Other _____ Weight _____

Physical Description: _____

Vehicle Information:

Make _____ Model _____ Color _____ Year _____

License# _____ State _____

Make _____ Model _____ Color _____ Year _____

License# _____ State _____

Water Shutoff Information:

Do you know where the outside water shut-off is located? Yes ___ No ___

If you do not know where your water shut-off is located, please contact maintenance or Stratford Management. It is the owner's responsibility to know the location of the shut-off valve. If there are tenants in the unit, they also need to know the valve's location and how to shut it off.

The Association suggests that if the unit is vacant for more than two weeks, the water should be turned off at the main to avoid any potential problems from a leak or a broken water line.

THANK YOU FOR PROVIDING THIS INFORMATION!

DON'T GET CAUGHT UNAWARE AND UNPREPARED

—Julie Wahlers

Does Stratford Management have your phone number and/or email address? Will they be able to reach you immediately if necessary?

sewage flowed for two weeks causing severe damage before anyone was able to contact the owner and get into the unit.

Unfortunately unexpected events happen—usually when we are away and at the most inopportune time. Remember last summer when a sewer overflowed inside someone's unit? Because the owner had not left a contact number, water and

It is imperative that Stratford Management is able to contact each owner, especially in the event of an emergency.

You can contact Stratford Management by any of the following means:

Mail— P.O. Box 40790
Tucson, AZ 85717

Phone— (520) 795-6500

Fax— (520) 795-6501

Email—
Joseph O'Hagin, Manager
josepho@stratfordmanagement.org

Sharon Schmidt, Assistant
admin2@stratfordmanagement.org

Eva Warden, Accountant
ewarden@stratfordmanagement.org

FINANCIAL REPORT

In 2003 the Board identified several significant maintenance projects that needed to be undertaken over the next four to five years. These projects were considered to be essential to ensure the continued structural soundness of the homeowners' facilities at the Villas as well as to maintain the ambient quality of our community. The homeowners agreed and overwhelmingly approved a five-year plan to raise the \$182,000 needed to underwrite these projects at a special meeting held in March 2004.

- the irrigation system mechanicals have been upgraded;
- the landscaping is being significantly upgraded;
- and our pool fence and clubhouse computer have been replaced.

Projects that are scheduled for completion over the next three years include the renovation of the pool, spa, and pool deck and the replacement of the building roofs. It is estimated that these projects will cost \$100,000.

We are now in the second year of our program and much has already been accomplished:

- our roads have been resurfaced;
- our buildings and clubhouse interior have been repainted;
- the pool furniture has been refurbished;

The current homeowners' reserves, together with the collection of the second \$500 installment of the special assessment next month, will cover 75% of the cost of these projects. We are currently on plan to raise the remaining 25% through the current \$199 monthly homeowner's assessment.

I am pleased to report that our operating costs continue to be in line with the original five-

of \$199 should hold for the foreseeable future.

I urge each Homeowner to continue to honor his/her financial commitment in a timely manner. It is the only fair thing to do!



The Board, Financial Committee, and Stratford Management are making all possible efforts to steer the Association on the right financial course. Whenever you have questions about how your assessment dollars are being spent, please feel free to attend the regular Board meetings or to contact Stratford Management.

DID YOU KNOW...?

—Ellen Schmand

Here are some useful odds and ends to consider:

Leaving town?—

The snowbird season is coming to a close, and if you are leaving for the summer it is a good idea to turn off your water at the source of entry.

If a toilet, pipe, icemaker hose, or other water sources were to break, there could be extensive damage. The main shutoff for each unit is in the front of each condo in the same place as the faucet. **At the very least, it is a good idea to turn off the water to the washing machine.**

"Sharing with the class..."—

Looking for a renter or buyer? Have repair or maintenance people you need or you would like to recommend? Owners can post notices in the locked directory box located at the east side of the mailboxes, or send notices for the directory box to Stratford Management.

There is also a bulletin board inside the clubhouse on the south side of the main entry. Notices need to be dated and will be posted for thirty days.

Party time—

Are you having a get together and need more space than what you have in your condo?

Owners can reserve the clubhouse for such occasions. All it takes is a request through Stratford and a \$100 refundable deposit, providing the clubhouse is left clean and in good condition.

Also in the clubhouse, a fax machine, computer, and copier/printer are provided by the Association (but not paper). In exchange, any donation of extra office supplies such as pens, copy paper, staples, etc., would be greatly appreciated.

Villas at Rancho Sin Vacas HOA
Post Office Box 40790
Tucson, Arizona 85717

EMAIL DIRECTORY FORM

The Villas at Sin Vacas community would like to compose an email directory of those who would like to be contacted via email regarding community issues.

If you would like to receive newsletters and community notices via email, please contact Stratford Management (see contact names and information on page 5 of this newsletter). They will log the email address you would like to use, and remove you from the "snail mail" list.

The Board is presently in the process of creating a Villas at Sin Vacas website. We will be providing you with more information regarding this matter in future newsletters. Stay tuned!



PLEASE PRINT

Name _____

Lot No. _____

Email Address _____ Phone Number _____

Alternate Address and Phone _____

Please fill out this form and return it to the Villas at Sin Vacas Property Owners Association, P.O. Box 40790, Tucson, Arizona 85717.
NOTE: The email directory is for the use of the Association's Board of Directors and management staff only; it will not be shared with anyone within or outside of the Sin Vacas community.