

# The Villas AT SIN VACAS

## Message from the President

**T**hanks to everyone who participated in the Annual Meeting, and thanks, too, to all of you who couldn't attend but sent in your ballots to be counted.

You may be wondering, "What happens between one annual meeting and the next? What are they spending my money on? What are Board decisions based on?" To thoroughly understand how your elected Board works, I urge you to attend the monthly Board meetings on a regular basis. It's not as boring as it sounds because this is where all the decisions are made about how your money is spent and where decisions are made that can affect your property values and quality of life in our community.

**Meetings are held on the third Thursday of each month, October**

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by Sylvia Kimball

**through April, in the clubhouse. Meetings begin at 9 A.M.**, with the first ten to fifteen minutes devoted to questions and comments from owners. Once the meeting is called to order, you are encouraged to stay and listen as the Board conducts the business of the Villas on your behalf. A typical agenda will start with the approval of last month's minutes and financial statements. After that we'll review the management report prepared by Stratford, which lists the prior month's activities concerning maintenance issues, community requests, and those items that the Board has requested our management company resolve.

Next the Committees will make their reports and recommendations. Much time is often taken up reviewing and comparing bids for upcoming projects and maintenance, as well as requesting bids for future projects. Old Business comes next for handling still unresolved issues and is followed by New Business for new concerns. After two or three hours, we adjourn.

We look forward to seeing you on the third Thursday of the month.

The 2007/2008 Board of Directors members are:

**Sylvia Kimball**

President

[sylviakimball@comcast.net](mailto:sylviakimball@comcast.net)

**John Byrne**

Vice President

[azbnd2@comcast.net](mailto:azbnd2@comcast.net)

**Barbara Fernandez**

Secretary/Treasurer

[suruj65@netzero.com](mailto:suru65@netzero.com)

**Julie Wohlers**

Director

[jwohlers@att.net](mailto:jwohlers@att.net)

**Ginny Dwyer**

Director

[monk-ginny@msn.com](mailto:monk-ginny@msn.com)



## Community Announcements and Reminders...

**The Sin Vacas Spring Fiesta...** is Sunday, April 29, from 3 to 6 P.M., at the south end of Calle Sin Envidia. Sin Vacas residents and families are invited to attend this Community Potluck. Please RSVP to Peggy Bognanno (575-9757), Lorraine Bornstein (825-8494), Claudia Johnson (229-8502), or Judy Volpe (742-1140). They will need to know the number attending and the dish you will furnish. Choices are salad, casserole, or dessert.

**The 2007 Annual Meeting of the Members...** was a huge success. First, we would like to welcome Ms. Ginny Dwyer to the Board of Directors. Ms. Dwyer was selected with the majority vote of the members. Also, Ms. Sylvia Kimball was re-elected to serve on the Board, also by a majority vote. We would like to thank Ms. Cheryl Hanson and Ms. Lynn Waltke for running for the Board. The Association is always in need of volunteers to serve on a number of committees, and the Board invites any owner to get involved. Please contact Stratford Management or visit the website, if you are interested.

The Board also is pleased to announce that the **Special Assessment** was passed at the Annual Meeting. The special assessment calls for payments due in May 2007, May 2008, and May 2009 of \$677. Each homeowner will receive a special mailer outlining the details of the special assessment terms and conditions. Please note that prepayments of the full \$2,000 are welcome and encouraged.

**Pool Closed...** Please note that the pool deck will be resurfaced. **The pool will be closed from April 16<sup>th</sup> to April 21<sup>st</sup>.** Please contact Stratford Management if you have any questions or concerns.

**Dryer Vent Cleaning...** It is very important that all owners maintain the cleanliness of their dryer vents, to protect your and your neighbors' property from a possible fire. A number of residents have used a company called Fresh Air Systems (624-2820). Please be proactive and follow the recommendations of the professionals.

**Fireplace Inspections...** Please note that it is the owners' responsibility to have their chimneys inspected and maintained as needed. The Association does not assume responsibility for your chimneys. If a fire were to start due to your dirty chimney, you and your insurance company would be held liable.

**Trash Containers...** Please break down boxes, do not leave trash outside of the dumpster, and do not overfill the trash. There are three dumpsters on the property; please utilize all of them. Be courteous to all of your neighbors and take large construction items to the dump.

**Reserving the Clubhouse...** Each owner is able to reserve the clubhouse for a special gathering and may do so by calling Helen Brown at Stratford Management. Please understand that the fitness room, pool/spa, and clubhouse office are still available to all owners when the clubhouse is reserved. Please also be respectful to your fellow neighbors, and do not "take over" the areas that are available to all of the owners, such as the pool/spa.

**Common Areas...** Please do not place, store, decorate, landscape, maintain, or change any of the common areas at the Villas at Sin Vacas. If you are confused as to where your property line ends and the common area begins, please contact Stratford Management, and Ms. Lebsack or Ms. Brown will be happy to assist you.

**Volunteer...** Please contact your Board Members or Stratford Management if you are interested in volunteering. The community is looking for volunteers for the following:

- A handyman to fix little things, such as the lounge chair out by the pool area that needs a screw or two.
- Someone to straighten up the pool area chairs and clubhouse in the summertime, when Julie is not here to do it.

Please let the Board know if there are other things that you would like to volunteer for as well.

## From Landscaping Chairperson, John Bryne

I would like to introduce myself to you. I recently took over the Board seat vacated by Bettie Hurley. Bettie was the past Chairperson for the Landscaping Committee and did an outstanding job of getting our community well on its way to looking First Class!!! The devotion and time that she put into this job made it much easier for me take over for her! I want to THANK Bettie personally for her commitment to the Board over the past few years. Although she has left the Board, she has graciously volunteered to help out when necessary. THANK YOU BETTIE!!!

Just a few notes on what we are trying to accomplish with this Committee. We currently have a program in place whereby the Villas are divided into four areas; about five months ago, Bettie started a program of having a monitor in each section to take a few minutes of their time and walk around their area and look for items that might need the landscaper's attention. We then alert Ken Liebling to have his crew take care of that work while they are in that area. The monitor follows up after the crew has worked (Tuesdays and Thursdays). Any work not done is noted and reported to Ken. The monitors then follow

up on their NEXT visit to that area. We are in need of volunteers to keep this part of the project working well. If you are interested in taking a few minutes of your time about once a month, please contact me! I even encourage those who are not here for the entire year to lend a hand!!!

We just authorized the landscapers to spray for weeds. They will be spraying a pre-emergent (prevents future growth) and a weed killer within the next few weeks. We also are looking into getting our trees trimmed. Our own landscapers can trim the trees and bushes that are less than fifteen feet high, but we must contract out the trimming of trees over fifteen feet.



**“I want to THANK Bettie personally for her commitment to the Board over the past few years. Although she has left the Board, she has graciously volunteered to help out when necessary. THANK YOU BETTIE!!!”**

If you have a particular request, I would ask that you complete the necessary landscaping form that can be found in the Clubhouse computer room. Please do not personally ask the landscapers to perform any work, as it should be first approved by the Committee and Stratford.

The landscapers also will be trimming the Bougainvilleas within the next month or so, when we are sure the “frost” season is over!!!

Thank you, and I look forward to working with you during the coming year.

### Quick Tips for Discouraging Mosquitoes...

When dealing with West Nile virus, prevention is your best bet. Fighting mosquito bites reduces your risk of getting this disease, along with others that mosquitoes can carry. The chance that any one person is going to become ill from a single mosquito bite remains low. The risk of severe illness and death is highest for people over 50 years old, although people of all ages can become ill.

Help reduce the number of mosquitoes outdoors where you work or play, by draining sources of standing water. In this way, you reduce the number of places where mosquitoes can breed.

- At least twice a week, empty water from flower pots, pet food and water dishes, birdbaths, etc.
- Check for clogged rain gutters and clean them out.
- Remove pots and other items that could collect water.
- Be sure to check for containers or trash in places that may be hard to see, such as under bushes.

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## Your Stratford Management Contacts

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At Stratford Management, the Villas at Sin Vacas is represented by a team of professionals who are committed to ensuring that the Villas are properly managed and that residents enjoy their membership in their nonprofit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us!

**Phone: 520.822.8077      Fax: 520.822.8084**

**Mail: P.O. Box 40790, Tucson, AZ 85717**

**Street: 1790 E. River Road, #101, Tucson, AZ 85718**

**HOA Website: [www.villassinvacas.org](http://www.villassinvacas.org)**

- › **Sarah Lebsack, CAAM<sup>®</sup>**    *sarah@stratfordmanagement.org*    ext. 1031
- › **Helen Brown, Assistant**    *helenb@stratfordmanagement.org*    ext. 1019
- › **Cindy Kline, Accountant**    *cindyk@stratfordmanagement.org*    ext. 1034

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