

Villas at Rancho Sin Vacas

H O M E O W N E R S A S S O C I A T I O N

Community Newsletter



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PRESIDENT'S MESSAGE

—*Sylvia Kimball*

If you missed the Annual Meeting on February 15, 2006, this newsletter will bring you up to date. To all who attended, thank you for your participation. Welcome to new owners who have recently moved here. We look forward to meeting you and encourage you to take an active part in making the Villas of Sin Vacas a great place to live.

I'm pleased to be elected as your President again. Betty Hurley will remain as Vice President, Barbara Fernandez is Secretary/Treasurer, and Bob Schmand and Greg Reihman are Directors. Our thanks to Beth Allen for her service to our community last year as a Director. My thanks also to Joseph O'Hagin of Stratford Management and his assistant, Kristen Calloway, for their guidance and assistance this past year.

The Board of Directors was able to accomplish a number of worthwhile projects in 2005:

- We updated the language and reprinted our R&R's in a more user friendly format and distributed these booklets to all co-owners. (If you don't have a copy, please ask Stratford Management to send you one).

- Conservative management of your money and a reduction in water usage allowed us to keep the monthly assessment the same as last year.
- We hired a new landscape company that gives us nearly three times the hours for about the same cost. There's noticeable improvement already.
- Roofs have been repaired, both tile and flat roofs, and should give us another ten years of use.
- We hired a new cleaning company for the Clubhouse.
- We've approved a pool restoration project that will begin the week of April 24. The up-graded finish and tile being installed should make our pool good for another twenty years. (See the Pool Time Line that was included in your Annual Meeting packet).

Our new Committees have formed and you'll see their reports in the newsletter. Keep in mind that our community needs your participation as a Committee Member or Board Member. Please call a Board Member or Stratford Management and let us know how you'll help this year.

"Conservative management of your money and a reduction in water usage allowed us to keep the monthly assessment the same as last year."



Brief notes on the ARC process...

The Covenants, Conditions, and Restrictions (CC&Rs) of the Villas at Rancho Sin Vacas require that you receive Association approval for any exterior changes to your unit, including landscaping changes.

Not sure if your project requires approval? A good rule of thumb is, "When in doubt, submit plans." Here's all you have to do—

- Fill out the form included with this newsletter and return it, along with a sketch of your proposed project.
- Once you receive approval from the Association, you can confidently start your project.

Architectural review ensures that improvements to individual units will enhance the appearance of our community. ARC forms are available at the Clubhouse office or you may contact Joseph or Kristen at Stratford Management at 795-6500.

POOL REPAIR AND RESTORATION TIMELINE

In November 2005, the Board of Directors noticed that the pool plaster was thinning and delaminating. We received three bids for repair and restoration, and voted to contract with Patio Pools to do the work. We have chosen a pool finish called PebbleSheen, which has a 10-year warranty and a 20 to 25 year life. Patio Pools will also repair and clean the spa's decorative trim tile during the construction phase. In addition, we will have the kool deck cleaned while the pool is under construction.

Patio Pools has told us it will take 4 to 6 weeks to complete this project. We have elected to begin work the week of April 24, to accommodate as many owners as possible who look forward to using the pool for themselves and guests during spring break and Easter vacation. At the same time, we wanted to have the pool available during the hottest months for our year round residents. Below is a timeline for the pool restoration project.

To begin the week of April 24, 2006:

- Drain pool (1 to 2 days).
- Chip out trim/decorative tile and plaster (1 to 2 days).
- Inspection for rust and rebar repair, structural cracks (1 to 2 days).
- Installation of waterline tile, depth markers, flex joint and spa tile repair (2 to 3 days).
- Tile curing (5 days).
- Prep phase for PebbleSheen (1 to 2 days).
- Inspection of final prep (1 day).
- Shoot in PebbleSheen and trowel; could take 10 days to 2 weeks to get materials to us (1 day).
- Acid wash and buff (1 day).
- Fill with water (2 to 3 days).
- Add chemicals (1 day).

FINANCIAL REPORT

—David Fraboni

The Finance Committee is pleased to report that the financial health of the Villas Homeowners Association is sound. The Association's reserves at the end of 2005 are adequate to provide for the cost of all maintenance projects planned for 2006 and a reasonable fund for future capital needs.

Careful fiscal management by your Board and Stratford Management have resulted in stable operating costs and the completion of planned maintenance projects at less-than-budgeted amounts. Consequently, monthly dues were not increased in 2006; project savings have been used to further

upgrade our facilities; and all major maintenance projects approved by the membership in 2004 are scheduled to be completed by yearend—one year ahead of schedule. Of course, none of this would have happened without your timely financial support throughout the year. It was unprecedented and very much appreciated.

The Board has set an ambitious agenda for 2006 and your help is needed. You can make it happen by continuing to honor your 2006 financial commitment to the Association in a timely manner.

"The Association's reserves at the end of 2005 are adequate to provide for the cost of all maintenance projects planned for 2006 and a reasonable fund for future capital needs."

Thanks to Our Committee Members!

A special thanks to our committee members for their hard work and dedication over the past year. Because of their hard work we have seen several improvements within the community.

With the Finance Committee keeping a careful eye over the Association's funds, several projects have recently taken place. The Landscape Committee has been able to have a community-wide renovation of the irrigation system, as well as other landscape improvements. At the beginning of the new year, the Properties Committee embarked on roofing repairs to all the buildings, just in time for the monsoon rains. The Clubhouse/Pool Committee works hard to maintain the Association's Clubhouse and Pool and in April will be overseeing the replastering of the pool. Lastly, the Website Committee has been working tirelessly to build the Association's very own website. You can check on its progress at www.villassinvacas.org.

If you are interested in volunteering to serve as a committee member for any of the following committees, please contact the Committee Chair of the appropriate committee at their listed number or complete the form provided below and return it to Stratford Management.

Architectural Review Committee:
Bob Schmand, Chair (208-772-3924)

Finance Committee:
Dave Fraboni, Chair (297-9746)

Properties Committee:
Greg Reihman, Chair (577-6549)

Clubhouse/Pool Committee:
Julie Wohlers, Chair (498-5237)

Landscape Committee:
Bettie Hurley, Chair (297-7495)

Community Relations Committee:
Barbara Fernandez, Chair (544-9416)

Website Committee:
Bob Schmand, Chair (208-772-3924)



Committee Volunteer Form

Are you interested in volunteering in your community?

Please fill out this form, placing a check mark beside the committee(s) you would like to serve on, and return the form to Stratford Management by mail (P.O. Box 40790, Tucson, AZ 85717) or by fax (520-795-6501). Or, call Joseph O'Hagin at extension 19 or Kristen Calloway at extension 21 of Stratford Management at 520-795-6500. Thank you for your support!



- | | |
|---|--|
| <input type="checkbox"/> Architectural Review Committee | <input type="checkbox"/> Landscape Committee |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Community Relations Committee |
| <input type="checkbox"/> Properties Committee | <input type="checkbox"/> Website Committee |
| <input type="checkbox"/> Clubhouse/Pool Committee | |

NAME: _____ UNIT: _____

ADDRESS: _____

PHONE: _____ FAX: _____

EMAIL: _____

STRATFORD MANAGEMENT CORNER

— *Kristen Calloway*

We have received several concerns related to landscaping issues. In December 2005, the Association hired a new landscape company, Mesquite Hills Landscaping, to meet the community's expectations. Landscape Committee chairperson Bettie Hurley has been working very closely with the new landscape company.

Please note that the following projects are scheduled to begin:

- Community-wide repair of irrigation system,
- Upgrade of gravel around units and in common areas, and
- Tree trimming.

Please remember to complete a Landscape Request Form if you have any comments or requests related to landscaping. Forms are located in the Clubhouse office and should be returned to Stratford Management.

Other scheduled improvements within the community include the re-plastering of the swimming pool. This project is scheduled to begin the week of April 24, 2006. Patio Pools and Spas will be performing this

task, and they have alerted us that the pool and spa will be closed for approximately 4 to 6 weeks. Please see the Pool Repair and Restoration Timeline article located on page 2 for a detailed timeline for this project.

A Quick Reminder About Insurance...

The Association's blanket insurance policy carries property and liability coverage for common areas and the exterior of the townhome buildings, only. All homeowners are responsible for coverage of the interior of their own home, personal belongings, and any personal liability they may wish to carry. Additionally, owing to exclusions and limitations of the blanket policy, you should also include coverage of some cases of water damage, damage caused by floodwater, damage as a result of a broken or backed-up sewer line and settling and cracking of the foundation. The afore-noted list of exclusions and limitations is not complete and you should take a moment to contact the Association's Insurance Agent, Bill Sprague of the Koty-Leavitt Group, to obtain a complete list. You may contact Mr. Sprague at (520) 571-1900.

"Please remember to complete a Landscape Request Form if you have any comments or requests related to landscaping. Forms are located in the Clubhouse office and should be returned to Stratford Management."

IN OTHER NEWS...

Now on the world wide web—

Ken Purnell, webmaster for the Villas at Rancho Sin Vacas, continues to build the website for the Association. Our website can be viewed at www.villassinvacas.org.

Once the website is completed, owners will be able to access a complete set of the Association's CC&Rs, Bylaws, ARC Submittal forms, miscellaneous forms, Rules and Regulations, and biographies of the officers and members of the Board of Directors.

We encourage all owners to access the developing website and view its progress!



Emergency Questionnaire reminder

Please remember to complete and return the Emergency Questionnaire Forms that were sent out in the Annual Meeting packets in January.

To date we have received a small number of responses. If you have misplaced or lost your Emergency Questionnaire Form, please contact us so that we may get another copy to you (795-6500). Having a completed emergency form for each unit allows us to be of assistance to each unit owner in an emergency situation.

Please remember that the information contained in the questionnaire is strictly confidential and for the use of Stratford Management and the Board of Directors.

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

YOUR STRATFORD MANAGEMENT CONTACTS

You are invited to contact Stratford Management with any problems or questions that may arise regarding your homeowners association. Stratford Management representatives and their respective contact information are as follows:

Joseph O'Hagin

Director of HOA Services

Extension 17

josepho@stratfordmanagement.org

Kristen Calloway

Administrative Assistant

Extension 21

kristenc@stratfordmanagement.org

Eva Warden

Accountant

Extension 13

ewarden@stratfordmanagement.org

Les Krambeal

General Manager

Extension 12

lkrambeal@stratfordmanagement.org

The main phone number for Stratford Management is 520-795-6500. Once the recording begins, you may instantly dial the extension numbers given above. If you wish to send us a fax, please send it to 520-795-6501.

Our offices are located in the Cambic Center at the southwest corner of Campbell Avenue and River Road in Tucson—

- Our **physical address** is 1790 East River Road, Suite 101, Tucson, AZ 85718.
- Our **mailing address** is Post Office Box 40790, Tucson, AZ 85717.

For more information about Stratford Management, please visit our website at *www.stratfordmanagement.org*.

Thank you!

