

# Portillo Ridge Homeowners' Association

P.O. Box 592, Green Valley, AZ 85622

Website: [www.portilloridgehoa.org](http://www.portilloridgehoa.org) ~ Email: [portilloridgehoa@yahoo.com](mailto:portilloridgehoa@yahoo.com)

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## HOA Information Meeting

Las Campanas Center, Ironwood Room, Green Valley, AZ

October 23, 2019

**Call to Order:** The 2019 Informational Meeting was called to order at 6:05 PM. A total of fourteen (14) households were represented with twenty-three (23) persons in attendance.

**Presentation:** Holly King, General Manager/CFO and Helen B Brown, Director of Management Services/Community Manager, Stratford Management addressed those present and briefly talked about Stratford Management and the homeowner's account portals.

### **Presentation of Minutes:**

- Board President, Fred Wray, noted that the October 2018 Informational Meeting Minutes were available on the Portillo Ridge website.

**Treasurer's Report:** As reported by Mr. Lewis on behalf of Treasurer, Marsha Barnes

- The 2020 Budget was approved by the Board of Directors at the October 9, 2019 Board of Directors Meeting. The 2020 Budget reflected a \$10 per lot annual assessment increase; primarily to help cover additional costs due to the engagement of Stratford Management as the Association's Management company.
- Reserve Fund continues to be funded. The interest received from the Reserve Fund will be placed in the Operating Account to cover the management fee.

### **Standing Committee Reports:**

- **Architectural Review:** Mr. Dave Colicchio introduced himself and told those present that he has taken over as Committee Chair. Mr. Colicchio thanked Mr. Millikin for his service on the Committee as well as the valuable training he has provided to him. The Submittal Forms have been revised as well as initiating a Neighbor Feedback Form.
  - **Audit-**The 2018-year end audit was conducted by Bernie Hill.
  - **Common Area Maintenance:** Hot Desert Landscaping has retired, and the Committee engaged the services of ValScape for common area maintenance on an "as needed basis." The 2020 Budget reflects a decrease in requested funds from \$11,000 to \$9,000. This decrease in anticipated expenditures is due to the fact that all major clean-up projects had been completed and is now working on maintaining. Pre-emergent will continue to be applied twice a year.
  - **Food Bank:** The food drive has been scheduled for October 24<sup>th</sup> and Ms. Churchill reminded homeowners to leave your items by your lamppost by 9:00 AM and requested if you wish to donate checks or gift cards to put in an envelope with your name and address on it and to contact her to pick them up. The Food Bank will track the cash donations and will respond to the homeowner with a receipt.
  - **Neighborhood Watch:** The Neighborhood Watch assisted the Green Valley Council by distributing the Green Valley Community Directory (the local phone book) to the residents of Portillo Ridge. As part of this effort our block captains passed out Resident Information
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Sheets and requested that the residents complete and return them back to the block captains. This effort started in 2016 and at present, we have received completed information sheets for 60% of the residents. During this past year a new resident has volunteered to be the block captain for Zone 6 (Placita Hermosura) which is very much appreciated. If anyone has any interest in serving as a block captain, please contact Glen Barnes or one of the board members

- **Nominating Committee:** Mr. Ed Davis has volunteered to serve one more year as the Nominating Committee Chair.
- **Social:** The 2019 Holiday Party has been scheduled for Friday, December 13<sup>th</sup> at The Grill on the Green Restaurant. Social mixer is at 5:00 PM with the buffet starting at 6:00 PM.

## Special Representative Report

- **Green Valley Council-** Submitted by Glen Barnes, read by Fred Wray: Portillo Ridge HOA was represented at five of the seven Board of Representatives meetings scheduled thus far in 2019. The most frequently discussed topics have been road repairs in unincorporated Pima County, various potential methods to fund such repairs and the Open Area Park, now officially names the Canoa Hills Trails-an Open Space Park. The most frequent guest speaker has been Steve Christy who represents Green Valley on the Pima County Board of Supervisors or his designee and representatives of the Pima County Sheriff's Department.

## Unfinished Discussion:

- There was no unfinished business from the 2018 Informational Meeting.

## New Information:

- Reminder of the 2019 Holiday Party-December 13, 2019.
- 2020 Annual Meeting has been scheduled for January 22, 2020.

## Open Discussion:

- A homeowner inquired as to the results to date of the straw poll for preferred number of times per week for waste pick-up. Discussion ensued.
- A homeowner made note that they had contacted Waste Management to request a smaller trash can and was told that per the contract they could not get one.
- Is there a date when Waste Management will be converting the trucks with the lifts on them which will require everyone to use a Waste Management trash container?

**Adjournment:** The meeting was adjourned at 7:05 PM.

Respectfully submitted,

*Helen B Brown*

Helen B Brown, CMCA  
Director of Management Services/Community Manager-Stratford Management  
For the Portillo Ridge Homeowners Association Board of Directors

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