

The Ridgerunner

February 2014

Web site: www.portilloridgehoa.org

Email: portilloridgehoa@yahoo.com

BOARD OF DIRECTORS NOTES

I should start this column by introducing myself as your new Home Owners Association (HOA) President. My name is Jim Chisholm and my wife, Lynn, and I are full-time residents. Thankfully, we moved here from Wisconsin 2 years ago and have enjoyed every day so far! I look forward to help leading our HOA for the next year. Of course that means I will be seeking help from plenty of people.

The other members of your 2014 HOA Board of Directors (BOD) are Pete Mundy - Vice-president, Marsha Barnes - Secretary, Ed Davis - Treasurer and Dave Churchill - Member-at-Large. Marsha was elected to the board at our annual meeting, while Dave was appointed by the BOD utilizing the guidance of our By-Laws.

I would like to acknowledge Donna Severidt, Tom Osburn and Christine Bohannon for serving as officers of the BOD for the last several years. They each received a certificate of appreciation at our annual meeting on January 18, 2014. Their contributions were many and they all are staying involved in our HOA in some capacity.

I understand that not everyone wants to be a board member however there are plenty of other ways that you can help your HOA as a volunteer. Consider volunteering for a committee. All of our volunteers help keep our dues low and help us stay self-managed.

Thanks for all of the help you have given us so far. I look forward to helping our HOA remain one of the best in Green Valley.

Jim Chisholm

LEWIS MANAGEMENT COMPANY

The Lewis Management Company is the company we hired last year to provide compliance services to our HOA through a management agreement. They do this through monthly inspections utilizing a BOD-approved compliance list in accordance with the CC&Rs and association rules and regulations. Your BOD has been working with them to fine tune exactly what we need them to observe and when to initiate letters.

Only a couple violation letters have been sent out in the last few months by Lewis Management. Please remember that the first letter you receive is titled a "Friendly Reminder" and that is exactly the intent. Don't get upset if you already fixed an issue before you received the letter. If this should happen you have nothing to do since the inspector will just cross you off his list once he sees the issue has been fixed during his next inspection.

Taking care of issues early helps avoid additional letters, fines and legal costs. If you believe you received a violation letter in error, and it occasionally happens, please contact Lewis Management at the phone number listed on the letter.

Also, remember that the form to report a complaint is on our website, under the FORMS tab on the left side of the home page. To register a complaint, print the form, fill it out and mail it back to Lewis Management. They will follow-up on all complaints.

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WASTE MANAGEMENT

There are still some homeowners that have questions regarding Waste Management transition issues. When the contract went into effect on July 1, 2013, the rate became \$69 for 4 months or \$17.25 per month. (The \$69 includes taxes and surcharges.) Your first bill should have been prorated using the prior rate and then from July 1st using the new rate of \$17.25 per month. So, if you think your bill was not calculated correctly, please call or e-mail Waste Management. If you believe they did not recalculate the bill correctly, please e-mail Donna Severidt with the details at portilloridgehoa@yahoo.com. She will review and if necessary contact Waste Management.

As a reminder for those of you returning, if you have had your garbage service suspended for less than six months there is no charge to resume service. Also, Waste Management will provide rolling trash bins or rolling recycling bins for no cost. Please call Waste Management to order the bins. The number to call is on your latest Waste Management bill.

RECENT TRANSFERS

Lot 4 – *Sale Pending*
Lot 20 – Stockdale to Jim and Milly Miller
Lot 83 – Dahrman to Eugene and Deborah Dirkes
Lot 98 – *Sale Pending*
Lot 133 – Taylor to Larry Anderson
Lot 134 – Hicks to LouAnn Sites

ARCHITECTURAL REVIEW COMMITTEE (ARC) REMINDERS

The Architectural Review Committee (ARC) meets once a month before the HOA Board meeting. It would be very helpful for the ARC to receive all requests the week before the meeting. This gives the Committee time to review the requests and do site visits, if needed, ahead of time. It will also allow the ARC to get your requests back to you in a timely manner.

Landscaping Guidelines Reminders

Trees between any homeowner and the Santa Rita Mountains are to be no higher than eighteen feet (18').

All trees and bushes must be trimmed such that they do not block public sidewalks.

Ensure removal of weeds.

CC&R GUIDELINE REMINDERS

Vehicles Parked in Driveways

We have been receiving concerns about cars not being parked properly. Per Section 5.21.1 all cars are to be parked only in your garage. If you are not able to park your cars in your garage, please make arrangements to store your vehicles elsewhere. If you have a temporary situation (e.g. visitors), please contact a Board member.

Post Lights

Just as a reminder, the maximum effective wattage for the outdoor post lights is 40 effective watts. If your light has more than one bulb, the total wattage for all the bulbs together is 40 effective watts. See Section 5.2.5.1 for further details.

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2013 FOOD BANK COMMITTEE REPORT

We had 3 scheduled collections, Spring, Fall, and the Christmas Party for a 2013 total of 843 lbs of food donations and \$2,860.00 in financial donations

Thank you to our volunteer committee members who collected and delivered your donations. They were Margaret Bangs, Deanna Brooks, Mary Alice & Russ Carlson, Pat Cleveland, Anne Morrison, Mack Summers & also Christine Bohannon for sending out the emails.

Thank you again to our wonderful neighbors for your continued support in the fight against hunger.

Sandy Churchill

Food Bank Committee Chairman

COMMON AREA MAINTENANCE

Your HOA arranged to have some major landscape maintenance performed in our Common Areas. This included the trimming and removing of vegetation which could be considered a fire hazard from two areas - the large drainage basin on the west side of Camino Del Portillo and the smaller drainage basin at Camino Del Desierto and also west of Camino Del Portillo

We also contracted erosion abatement in several of our Common Areas most notably along the north side of Novilunio. This project included refurbishing the slope and the addition of rocks or Rip Rap in these areas.

SOCIAL COMMITTEE

In addition to the Annual Meeting Potluck that was held on January 18th, the Social Committee has the following events planned for 2014:

Spring – Pizza Party at East Center
(Sunday, March 30th)

4:30 p.m. Social Mixer

5:30 p.m. Dinner

Summer – July 4th Potluck at Madera
Vista (Friday, July 4th)

5:00 p.m. to 8:00 p.m.

Fall – Appetizers & Bocce at Canoa
Hills

(Exact date/time TBD)

Winter – Volunteer(s) Needed!

Keep watching your email & the Ridgerunner for details on the upcoming events including any changes or new events that may be added.

Also, we need some volunteer(s) to organize & run the annual Holiday Party this year. Our social activities are part of what makes Portillo Ridge such a special place to live! I hope someone will step forward & take charge of this event. (Unfortunately, my December schedule does not allow me to do so.) If interested in coordinating the Holiday Party – or any other event – please feel free to contact me: Lynn Chisholm at arichizona@cox.net or 777-8334.

A very special “THANKS!” to Judith LeClair for her service as our 2013 Social Committee Chairperson. She offered our community a variety of wonderful events that were enjoyed by all who attended & has kindly offered her assistance with this year’s events.

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HAWAIIAN HOLIDAYS PARTY

We had a warm breeze, sun & sand – the only thing missing was the ocean! On Dec. 14, 2013, 44 Portillo Ridge friends & neighbors embraced the “Aloha” spirit for a fun & festive “Hawaiian Holidays” party at Santa Rita Springs.

Everyone enjoyed a taste of the islands with a lunch catered by Mama’s Hawaiian Bar-B-Cue & were entertained by Ki’inani’s Aloha Islanders dance group. Photos were taken of everyone in their tropical finery & emailed to the attendees as a memento.



“Mahalo” to everyone who participated in this wonderful event and thank-you for all of the positive feedback!

MINE UPDATE

In mid-January, Freeport began pumping from all of the recently drilled mitigation wells. The water pumped from the wells is being sent back to the mine to be used in their day-to-day operations. Over time, the water that is pumped from all of these wells will help stabilize the sulfate plume and prevent it from migrating further east and north. The use of the newly drilled wells also means that the majority of the wells south of Green Valley that Freeport was using for water will be turned off. That is expected to help push the sulfate plume further away from our drinking water supply.

ROADS UPDATE

Pima County is planning on redoing Esperanza from about Desert Bell to Abrego sometime this summer. As more details become available, we will share the information.

Also, it is expected that sometime in the next several months, the Continental Shopping Plaza will be restriping the parking lot. The new striping will prevent an immediate turn into the Safeway parking lot. You will need to go down one more row to the north to be able to park by Safeway. This is being done as a safety issue to prevent many accidents.

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HOA INFORMATIONAL MEETING

Our Spring HOA informational meeting is April 9, 2011, at 6 p.m. at the Las Campanas Recreation Center. The agenda for the meeting will be available on our website and will be distributed when finalized by e-mail and mail.

The guest speaker will be Marisa Rice, Senior Hydrologist with Pima County. She will speak about what a riparian area is, Pima County's riparian habitat Ordinance requirements and how those requirements came about.

FOR SALE

Lot 60 is for sale. Please contact the owner, Lilianna Wolodko, at 847-696-3383 for details. (No real estate agents please.) Please note this is a Central Time Zone phone number.

MONTHLY HUMOR

Another Senior Moment

An elderly couple called 911 on their cell phone to report that their car had been broken into. They were hysterical as they explained their situation to the dispatcher: "They've stolen the stereo, the steering wheel, the brake pedal and even the accelerator!" they cried.

The dispatcher said, "Stay calm. I am in contact with an officer who is on the way to assist you."

A few minutes later, the officer radios in. "Please disregard this call," he says. "They got in the back-seat by mistake."

2014 BOARD MEMBERS

President - Jim Chisholm
Vice President - Pete Mundy
Secretary - Marsha Barnes
Treasurer - Ed Davis
Member-at-Large – Dave Churchill

Officers (non-Board members)

Donna Severidt - Assistant Treasurer

2014 COMMITTEE CHAIRS

Architectural Review: Dave Churchill

Audit: Tom Six

Common Area/Median Maintenance:
Jim Chisholm

Food Bank: Sandy Churchill

Neighborhood Watch: Fred Fischer

Social: Lynn Chisholm

Special Representatives

GVC: Pete Mundy

Webmaster: Dave Churchill and Jim Chisholm

Our newsletter is produced by Christine Bohannon. Please submit any news items to Christine at Kittiecity@aol.com
The Ridgerunner is your avenue of sharing news and events in and around our neighborhood.