

The Ridgerunner

February 2015

Web site: www.portilloridgehoa.org

Email: portilloridgehoa@yahoo.com

Notes From Your HOA President

As I begin my second year as your HOA President, I thought it would be proper to introduce you to your 2015 Board of Directors (BOD).

At our Annual Meeting held on 18 January, Nina Keck and Ed Davis were elected to 3 year terms on your BOD.

Nina has held various positions in our HOA over the years. Her knowledge of our HOA and positive attitude will be a benefit to our BOD. Ed has decided to participate again following a successful 3 year term. His continuation of service will add some continuity to our BOD and allow us to gel faster.

As per our By-Laws, the BOD elected the officers of our HOA. The results are as follows:

- President – Jim Chisholm
- Vice-President – Dave Churchill
- Secretary – Marsha Barnes
- Treasure – Ed Davis
- Member-At-Large – Nina Keck

Please congratulate your 2015 BOD when you see them.

I want to also thank Pete Mundy for his 3 years of service on our BOD. Pete came on board to help us fill a vacancy and ended his BOD time as your Vice-President. Please tell Pete “Thanks” for his service the next time you see him and good luck in his future endeavors.

Your new BOD is already working on ideas and plans for making your HOA run smoother and more efficiently. I look forward to working with them while we are working for you. Please call any of us for HOA help or information.

Jim Chisholm

HOA 2014 Food Drive Report

We had 3 scheduled collections: Spring, Fall, and the Christmas Party for a 2014 total of:

1,017 lbs. of food donations &
\$3,260.00 in financial donations

I feel this is a worthwhile project and will continue to chair these events. I did receive A-frame signs to use for future drives. Thank you to our committee who donated their time for these events: Margaret Bangs, Deanna Brooks, Russ and Mary Alice Carlson, Pat Cleveland, Anne Morrison, and Mack Summers.

Thank you for your continued support and for partnering with this community in the fight against hunger.

*Sandy Churchill
Food Drive Chairman*

HOA 2014 Social Committee Report

Thanks to all of you who participated in our 2014 social events. What a great way to stay connected to those who share our wonderful community! If you have never attended a social event, we encourage you to join us.

This year's calendar is filled with encore events that people have enjoyed in the past; however, we always welcome your new ideas! If you have any suggestions or comments, please feel free to contact me at arichizona@cox.net or 777-8334.

*Lynn Chisholm
Social Chairman*

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Lustgarten Pancreatic Cancer Walk/Run

To My Neighbors and Friends,

As many of you know, I am in my 4th year fighting Pancreatic Cancer. Although I don't normally like to talk about my health, we are in a position to earn research dollars to fight this disease by supporting the Green Valley Lustgarten Pancreatic Cancer Walk/Run. Held annually, this year's event will be on Saturday, March 21, 2015.

I would dearly love your support in any of the following ways: participate as a "Team Diane" walker or runner, ask others to make donations to the Team as your sponsors, or simply make a direct online donation yourself.

Lustgarten, the foundation sponsoring the Green Valley event, is a terrific organization because 100% of all donations go directly to research. Cablevision makes this possible by underwriting all of Lustgarten's administrative costs

Our goal this year is for Team Diane to raise \$12,000. We are starting now. To help us and all Pancreatic Cancer patients, go to our Team Diane webpage: <http://2015GreenValleyWalk.kintera.org/teamdiane> - You may need to cut and paste this link to get it to work.

If you have any questions or difficulty using the website, please contact my sister, Anita Woodward at 520-777-8045.

The event is being held at La Posada. If you choose to walk or run with us that day, please join us before the start or after the finish at Team Diane headquarters: the Churchills' motor home!

Thank you for your consideration of this worthy cause.

Diane O'Callaghan

Recent Transfers

Lot 119 – Harry & Pam Grandstrom to
Monte Lewis & Jo Kronmiller

Pizza Party

Spring is right around the corner and that means . . . Pizza Party! This well-attended annual event will be held on Sunday, March 22nd, at the East Social Center. Please plan to join us at 4:30 PM for the social mixer, followed by dinner at 5:30 PM. Watch your email for our flyer, coming your way soon with additional details!

Concern and Caring Committee

If you know of a neighbor who would appreciate receiving a comforting note due to serious illness, hospitalization, or bereavement, please contact Jan Sink at 625-9471 or Lynn Chisholm 777-8334 or E-mail – arichizona@cox.net



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Annual Assessor's Valuation

In case you were not aware of it, last Fall at the Property Tax meeting at the Wilhelm home, I committed to write a short article on the Annual Assessor Home Valuation Process and How to Appeal. I passed it on to the HOA Board for their review and consideration to make it available to all Portillo Ridge HOA residents.

Here are the initial steps to take when you first receive your annual valuation from the Assessor in February (How to determine if your valuation is correct/fair).

1. -- Review the change from last valuation year 2015 to current valuation year 2016. Is it reasonable? If not, check your property characteristics on the Residential Notice of Value and on the Assessor's website www.asr.pima.gov. Contact Assessor to correct property characteristics and get valuation adjusted.

2. -- If property characteristics are correct, review valuations of comparable homes in Portillo Ridge on Assessor's website. Comparable is structure similar in age, size (# square feet), garage (# of cars), etc.

If current valuation is reasonable, then you are done. Otherwise, go to next step.

These are the next steps to take assuming the valuation is high (How to appeal).

1. -- Identify 2 or more comparable homes in Portillo Ridge on the Assessor's website. It is best if they are the same builder's model as your home and of similar age so they are as identical as possible to your home. Also, try to identify homes that have sold recently (last couple of years works best).

2. -- Fill out the "Residential Petition for Review of Valuation" form on the Assessor's website including the comparables table (see sample below). The Petition form can be completed online and then printed out and mailed. Mark the "Market Sales Approach" box under section 5 "Basis for this Petition". Then enter your justification on the lines in section 5. Either hand deliver to the Assessor's Office in Tucson or send by certified Mail return receipt requested (must be filed before the "APPEAL DEADLINE").

2014 Comparables Table (sample)

	Parcel	Sale Amt	Sale Date	Sale Sqft	Value Sqft	Cls	Q	Sqft	Year	Pool	Heat	Cool	Car/Cp	Adj
subj.	304611234				117.28	4	Gd	2011	2005	No	Frcd	Refr	Gar3	
#1	304615678	300292	201306	146.84	109.54	4	Gd	2045	1999	No	Frcd	Refr	Gar3	
#2	304619123				113.76	4	Gd	2040	2002	450	Frcd	Refr	Gar2	
#3	304614567	285000	201204	133.74	105.05	4	Gd	2131	1998	No	Frcd	Refr	Gar2	
#4	304618912	312000	201106	142.14	105.19	4	Gd	2195	2000	No	Frcd	Refr	Gar2	
#5	304613456				110.52	4	Gd	2102	2004	No	Frcd	Refr	Gar2	

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These are the final steps to take assuming appeal to assessor is denied (How to appeal assessor's ruling to the State).

1. -- After you receive your "NOTICE OF DECISION" and you still want to appeal, mail (use certified mail return receipt requested) the State Board of Equalization copy along with a copy of the above Petition for Review to the Arizona State Board of Equalization at the indicated address within 25 days of the mailing date of the NOTICE OF DECISION. The State Board of Equalization (SBOE) will schedule a hearing in Tucson.

2. -- Prepare your appeal presentation while you are awaiting a response from SBOE. Recommend a bullet format short presentation with a background page summarizing rationale and approach, evidence summary (comparables table with identical homes highlighted, photographs of subject home and identical homes, Portillo Ridge site map with subject home and comparables marked and recent neighborhood home listing prices). Finish with a conclusion and recommendation page.

3. -- Practice your presentation so you will be ready to present it to the SBOE representative. The Assessor's Office will have a representative at the hearing also and will present the Assessor's case. Be prepared for questions. Keep your cool during the hearing as the Assessor's representative may hit you with a lot of questions and try to bury you with overwhelming amounts of data. Keep going back to your facts and data to keep the conversation focused on your evidence.

4. -- The SBOE representative will render a decision during the hearing.

I hope this helps you to understand the process of determining if your assessment is reasonable and what you can do if it is not. I want to thank Donna Severidt, Lois and Steve Wilhelm for their help with this project.

If you have any questions, please email me at dprofsr@gmail.com.

Don Rheinstein

HOA Informational Meeting

Our next HOA Informational Meeting will be held 08 April - 6 PM 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 from the Green Valley Fire Department.

Did You Know?

- The smallest bones in the human body are found in your ear
- Cats spend 66% of their life asleep
- Switzerland eats the most chocolate equating to 10 kilos per person per year
- Money is the number one thing that couples argue about
- Macadamia nuts are toxic to dogs
- When lightning strikes it can reach up to 30,000 degrees Celsius (54,000 degrees Fahrenheit)
- Spiders are arachnids and not insects

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HOA Information Reminder

As part of our 2014 End-of-Year mailings, we sent out five items which required your attention. The Annual Assessment and the Ballot for the 2015 BOD have been taken care of. The remaining three are the HOA Phone Book Information, the HOA Database Information and the AGE Compliance Survey.

If you have already sent these three items back to us – Thanks! If you have not, please check these documents, make any corrections, and return them to the Portillo Ridge HOA as soon as possible.

We count on the two HOA forms to ensure that all your information is up-to-date in our HOA phone book and for when we need to communicate with you.

The AGE Compliance survey is just as important. The BOD is required to establish procedures to ensure compliance with the State and Federal Fair Housing Act, and any other legislation or governing regulations pertaining to age restriction for residents. The AGE Compliance survey is the proof that we are meeting the age compliance necessary to remain an age restricted community. We keep these surveys on file, are required to update them periodically and to have them available for US government inspection.

We hope you can see the importance of these documents. They help us do our jobs and help us keep you informed.

Thank you for your cooperation.

Your Board of Directors

2015 HOA Board Members

President - Jim Chisholm

Vice President - Dave Churchill

Secretary - Marsha Barnes

Treasurer - Ed Davis

Member-at-Large – Nina Keck

2015 Committee Chairs

Architectural Review: Dave Churchill

Audit: Tom Six

Common Area/Median Maintenance:

Jim Chisholm

Food Bank: Sandy Churchill

Neighborhood Watch: Gene Dirkes

Social: Lynn Chisholm

2015 Special Representative

GVC Representative: Dave Churchill

Alternate – Nina Keck

Webmaster

Primary - Jim Chisholm

Alternate - Dave Churchill

Please note that the Ridgerunner is your avenue of sharing news and events that may affect our wonderful neighborhood.

Your newsletter is produced by your BOD. Please submit any news items to them at portilloridgehoa@yahoo.com