

# The Ridgerunner

June 2015

Web site: [www.portilloridgehoa.org](http://www.portilloridgehoa.org)

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Email: [portilloridgehoa@yahoo.com](mailto:portilloridgehoa@yahoo.com)

## Notes From Your HOA President

Many of you know of, or have experienced, the amount of time your HOA volunteers spend maintaining our HOA. Most of the committees are giving reports of progress on various important projects. Great work by all!

A new project that is being worked on by your HOA Board of Directors (BOD) is their duties and responsibilities.

All of your HOA Officers have items in our governing documents that they are responsible for or required to perform. However, there are many items that are not written down that are essential for running an HOA.

Over the years these additional duties and responsibilities have changed and many were never written down. Your current BOD is in the process of changing that.

The process began with a workshop at our legal counsel's office. There, we received information and guidance which helped us categorize our duties. Many questions were answered about our governing documents and current laws.

We are working on a book for each director with clear instructions on what we need to accomplish and when it needs to be completed. Each director is enthusiastically approaching this project as a way to help our day-to-day business of running our HOA. This will also help future directors understand their position and what is expected of them.

Your BOD is always looking for ways to improve our HOA. Any suggestions are always appreciated.

*Jim Chisholm  
President*

## Waste Management Update

Waste Management recently notified the HOA, as per our contract, that rates for waste hauling will increase 3.0% effective July 1st. This is an increase of approximately \$2.12 per four month period (\$73.00 for a four month billing cycle). Bills covering the period from July forward will include the increase.

As a reminder, if you use a vacation hold for less than 6 months, there is no restart fee.

## Social Committee Report



### **JULY 4<sup>TH</sup> POTLUCK**

Celebrate Independence Day at our annual Portillo Ridge Potluck from 5:00-8:00 p.m. at Madera Vista on Saturday, July 4<sup>th</sup>. We will enjoy pulled pork sandwiches provided by the HOA, along with side dishes, salads and desserts provided by our friends and neighbors.

Please bring a dish to share and your adult beverage of choice. Following dinner, we will step outside for the fiercely contested water balloon toss competition! If attending, please RSVP by **July 1<sup>st</sup>** to Lynn Chisholm at [arichizona@cox.net](mailto:arichizona@cox.net) or 777-8334. Hope to see you there!

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## \*\*\*\*\* HELP WANTED \*\*\*\*\*

Volunteers are needed to run our 2016 Spring, Fall, and Winter/Holiday social events. This is my third year serving on the Social Committee and I plan to step back - but not step down - in 2016. Need not be a full-time resident to chair a social event! We need fresh faces and new ideas or take an old idea and improve upon it! Won't you please help? For more information, contact me at [arichizona@cox.net](mailto:arichizona@cox.net) or [777-8334](tel:777-8334) for more information.

*Lynn Chisholm  
Social Chairman*

## ARC

The following projects have been approved since the last newsletter:

**Lot 83: Concrete pad and rear patio cover**  
**Lot 133: Raise rear yard wall**

Message from Dave Churchill, ARC Chairman: *The ARC needs additional Homeowners to serve on the committee. This is an important committee of our HOA. If you are interested or want more information, please contact any member.*

Dave Churchill 805-377-3667

Joe Hyde 520-665-9667

Tom Osburn 520-625-7994

With the above two requests for more volunteers from our HOA for the Social Committee and ARC, I am printing an article I wrote several years ago when Tom Six and I were on the Nominating Committee for YOUR Portillo Ridge HOA.

## To ALL Portillo Ridge Homeowners

How important is your HOA to you? When we all purchased our homes in this neighborhood, it was because we thought Portillo Ridge was one of the best places to live in Green Valley. It was and still is! Many of your neighbors have given hours of their time and talents so that Portillo Ridge can continue to be a place where we all want to live.

Our Portillo Ridge Homeowners' Association is comprised of 144 homeowners. Out of 144 homeowners, we are not all going to agree on everything – what is good for one may not be good for another – but what we all need to do is look at what is good for the whole of the neighborhood. It can't simply be “me, me, me, it's all about me”. It has to be about what is best for all of us together as neighbors.

With that in mind, your HOA is asking you to step up and offer your time and talents to fill some important needs. We hope that you will come to us and say you would like to help. We would love to hear from you. Here's what we don't want to hear:

1. “I'm too busy” – do you know that most of your past and present volunteers are employed full time, part time, or own a business. In addition, they are on other major boards and committees such as White Elephant, church officers, Green Valley Rec, GVC, etc.
2. “I'm gone during the summer, I travel a lot” – it's not necessary to be here all the time. Even snowbirds have filled positions in the past.

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3. "I'm too new in the neighborhood" – this is a wonderful way to get to know your neighbors and neighborhood really fast. It doesn't matter if you're new or lived here a long time, if you're young or not so young, as long as you can hear, speak, reason and make intelligent decisions, you will be welcomed.
4. "I have no experience" – you don't need any special, previous experience. The requirements to help is that you are a member in good standing with the HOA, have a sincere caring about your neighborhood and your neighbors, an ability to listen, being fair and open minded, good sense of reasoning and deciding what is best for your neighborhood according to the CC&R's. I'm sure that every one of us has these requirements.
5. And here's one we really don't want to hear – "been there, done that!" Haven't we all!! If we used this as our excuse, we wouldn't have anyone left to serve in our HOA.

Our home is one of our largest investments and the neighborhood plays a very important part on the value of your home. You can make a difference in that. There are always those who complain or have negative things to say about the actions of our HOA. Don't be one of those – be a positive part of the neighborhood by helping out. Remember your HOA is not an outside entity. The HOA is US!

Our neighborhood is only as good as what we make it!

Submitted by Nina Keck  
Member-at-Large PRHOA

## **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](mailto:arichizona@cox.net)

## **Recent Transfers**

Lot 65 – Franklin & Janice Orrino to  
**J. David & Mary Perine**

## **Neighborhood Watch**

Safety Tips from Sheriff's Auxiliary  
Volunteers

Be sure to take your personal ID with you when you leave the house, especially if your are walking by yourself or taking the dog for a walk. If you are in the habit of walking your dog, or going for a stroll by yourself, and become incapacitated, unable to communicate due to a health issue, or heaven forbid, a vehicle strikes you, personal identification assists first responders in getting you proper medical treatment quickly.

## **Tips for Preparing our Homes for Extended Absences**

1. *Empty fountains and ponds.*
2. *Put bleach in our toilet bowls.*

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3. *If leaving a car in the garage, take the key with you, so if someone breaks in they can't drive off in your car.*
4. *Put a couple of lights on timers so they come on at different times during the night.*
5. *Put a dowel in slider track and secure all windows.*
6. *Put shovels, rakes etc. from back yard in your garage, so you're not an easy target.*
7. *Put out all your security signs in front yard as well as back yard.*
8. *Trim all your front yard landscape to make a burglar trolling think you're home.*
9. *Turn off water to your home.*

We need to keep our neighborhoods safe. Keep an eye open for strange people trolling a neighborhood.

In most cases, a burglar will check out an area he or she thinks would be an easy score. Sometimes they will drive through an area for several days before a burglary. They look for vacant homes where there is no activity.

Call 911 to report suspicious activity and try to get a license number. Some burglars even go door to door pretending they are selling something to make sure the home is unoccupied.

Make sure when you leave your home for an extended time, you take your car keys with you if you are leaving a car in the garage. There have been cases where a home was burglarized and they loaded the homeowner's car and drove right out of the garage.

## 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 Nina Keck. Please submit any news items to her at [portilloridgehoa@yahoo.com](mailto:portilloridgehoa@yahoo.com) or [Ninakay52@gmail.com](mailto:Ninakay52@gmail.com)