

# The Ridgerunner

Fall 2020

Portillo Ridge Homeowners' Association

Email: portilloridgehoa@yahoo.com

Website: www.portilloridgehoa.org



## Board of Directors' Column . . .

*Once again, we are in the annual process of welcoming our seasonal residents back to Green Valley. With the uncertainty of the COVID-19 affects, we are not sure of who will return or when. All we can do is keep an eye out for our neighbors and welcome them back from an acceptable social distance.*

*Your HOA Board of Directors (BOD) and HOA Committees have been busy these past few months maintaining our HOA's business with the assistance of our management company — Stratford. Our Stratford representative, Helen Brown, has been extremely helpful and attentive to our requests while maintaining all the contracted duties.*

*During this time, GVR facilities have been closed to HOAs due to COVID-19 restrictions. This has forced us to rely on emails, phone calls and virtual meetings to conduct business safely. We can't thank everyone enough for their patience and understanding while we work on issues in a different environment than we have in the past.*

*Continued . . .*

### BOARD OF DIRECTORS

President: Jim Chisholm

Vice President: Dave Colicchio

Secretary: Wendy Strasser

Treasurer: Mike Lewis

Member-at-Large: Jan Sink

### 2020 COMMITTEE CHAIRS

Architectural Review:

Dave Colicchio

Audit: Bernie Hill

Common Area Maintenance:

Jim Chisholm

Food Bank: Sandy Churchill

Neighborhood Watch: Jerry Strasser

Nominating and Elections:

Mike Millikin

Social: Jan Sink

### GVC REPRESENTATIVE

Primary: Glen Barnes

Alternate: Dave Colicchio

### WEBMASTER

Primary: Jim Chisholm

Alternate: Dave Churchill

### Stratford Management Contact

Helen Brown

(520) 795-6500 Ext. 1019

Helenb@stratfordmanagement.org

# Business News

## ***BOD's Column, continued***

*Due to the GVR facility closures, we had to cancel our Informational Meeting. This was scheduled for October 21st. We looked at some alternatives; however, the BOD was not comfortable enough with any of them for safety reasons.*

*Our Annual Meeting date has not been determined as of this writing. This is due to the closures of the GVR facilities and the proposed restrictions once they are re-opened. Again, your BOD is looking at some alternatives if the GVR restrictions do not allow us to meet in the format we are accustomed to. We will inform you of our plans as soon as they are finalized and, if necessary, approved by our legal counsel.*

*Per our Bylaws, Article X, we appointed Mike Millikin as the Chairperson of our Nominating and Election Committee at the October BOD Meeting. Chuck Smith also volunteered to serve on this committee. Ed Davis chaired this committee for the past 4 years.*

*This is the time of year that we ask our residents to step up and help manage your HOA. Two HOA BOD positions will be decided in the January 2021 BOD elections. Even though we have a management company, we are still required to have an HOA BOD.*

*Thanks to Stratford performing a large portion of our BOD duties, our important BOD positions are not too demanding of your time. Plus, there is always someone with past experience available to help.*

*Just contact any BOD member or Mike Millikin for information about our HOA Director positions. Please consider running for one of these positions. The small amount of time required is very satisfying.*

*Lastly, we want to thank everyone for continuing your efforts in making our HOA one of the most desirable HOAs in Green Valley. We hear this statement all the time from our newest residents and also from residents who have been living here for years. Happy Holidays to All!*

***Your Board of Directors***



# Business News

## Your ARC is Here for You!

*Your Architectural Review Committee (ARC) continues to review and approve requests from our homeowners during the Covid-19 Pandemic. We have been reviewing requests via email within a week! This is much shorter than the 45 days stated in our governing documents.*

*During the past 3 months, the ARC has reviewed 4 requests. Of the 4, 3 of them were approved as submitted and 1 was withdrawn and subsequently replaced with one of the approved ones.*

*I want to recognize the members of the committee for their extremely quick response on these requests. The members are: Jim Chisholm, Dave Churchill, Joe Fields, Howard Grondahl, Mike Millikin, Jerry Strasser, and Chuck Smith. Thanks, guys! All your work is appreciated!*

*Dave Colicchio  
ARC Chairperson*

## Recent Transfers

**Lot 70 -**  
from Sandy Wray  
to **Dale Reeves and Susan Hicks**

**Lot 114 -**  
from Tom & Janet Osburn  
to **Timothy Gronseth**

## Nominating & Election Committee

*As stated earlier by our BOD, we have 2 BOD positions open for election in 2021. Per our Bylaws, ballots will be sent out with the end-of-year mailing. The Nominating and Election Committee will count the ballots and report the results, when completed, at the Annual Meeting.*

*The 3-year terms for Dave Colicchio and Jim Chisholm will expire at the first BOD meeting after the Annual Meeting in January. Jim is filling a term originally elected to the late Fred Wray.*

*Being a former BOD member, I can assure you that Stratford has taken on the bulk of the time necessary to manage our HOA.*

*If you are interested in one of the Director positions, all you need to do is send me a short 1 or 2 paragraph biography which will be sent out with the election ballots. Please contact me at [mmillprhoa@gmail.com](mailto:mmillprhoa@gmail.com) if you have any questions about the HOA BOD duties and responsibilities.*

*Mike Millikin  
N&EC Chairperson*

## Thank You, Ed Davis!

*A heartfelt THANK YOU to **Ed Davis** for his many years of service to our HOA as member of our Board of Directors and Nominating and Election Committee.*

*Ed was elected to the BOD in 2012 and served for 6 years as Assistant Treasurer and Treasurer. He also served for 3+ years, as the Chairperson of the Nominating and Election Committee. Ed brought needed skills, high standards and a fun-loving personality to these positions. He spent many hours ensuring that our HOA was a well-run organization!*

# Business News

## Renter Reminder!

*If you plan on renting/leasing your property to anyone, please remember that we have always had several rules for you to follow, including submittal of an HOA "Rental Information Form."*

*Per CC&Rs Section 5.8 Leases, all leases must be for a minimum of 30 days. The homeowners must also notify the HOA in writing within 15 days of the lease inception of several items, such as name of tenant, lot number and dates of rental.*

*All the required information is located on the "Rental Information Form" which can be found on our HOA Website.*

## Your Board of Directors

### Mailbox Change

*Since we contracted Stratford Management Company to help us manage our HOA, we have been receiving less and less mail in our old Green Valley Mailbox. We need to ensure that Stratford receives all of our important documents in a timely manner.*

*For the past several months, we have only received "junk mail" in our mailbox. The BOD decided to stop paying for a mailbox and change our HOA address to the Stratford one.*

*Here is the new mailing address for our HOA, which will be included on all necessary HOA documents going forward:*

**Portillo Ridge HOA**

**PO Box 37020**

**Tucson, AZ 85704**



## FOOD BANK

*The Green Valley Community Food Bank (GVCFB) is accepting Turkey &/or Ham donations to be given out to our local families for Thanksgiving.*

*I will be happy to deliver your donation if needed.*

*Sincerely,*

*Sandy Churchill  
Food Bank Chairperson  
805-377-7240*

## Waste Management Reminder

*Remember that Waste Management, our trash & recycling company, will send out notifications by email of any delays in our service as soon as they can. Normally, this turns out to be sometime after noon. If this does happen, please be sure to NOT leave your container(s) outside overnight or you may find a mess to clean up the next morning.*





Happy  
Thanksgiving  
To  
All!

## Social News

### 2020 Portillo Ridge Holiday Party — **\*\*CANCELLED\*\***

With the health and well-being of our friends and neighbors in mind, your BOD has come to the conclusion that it would not be prudent to hold our annual Holiday Party this year. It is our sincere hope that we can gather together next year to celebrate this wonderful season with one another!

### Thank You!

A big “thank you” to our HOA members who are following the health officials’ guidelines on social distancing and mask wearing. We always appreciate your efforts to help keep our community safe and healthy.

## *Caring & Sharing*

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

“As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them.”

- *John F. Kennedy*

## The Ridgerunner

Please note that the Ridgerunner is your avenue for sharing news and events that may affect or be of interest to our neighborhood.

Your newsletter is produced by Lynn Chisholm, and published on an as-needed basis, as determined by the Board of Directors. Please submit any news items to Lynn at JLChisholm881@gmail.com