

The Ridgerunner

Portillo Ridge Homeowners' Association

Email: portilloridgehoa@yahoo.com

Website: www.portilloridgehoa.org

Spring 2021



A Message from the President . . .

I am excited to fill the very big shoes of my predecessor, **Jim Chisholm**. Please bear with me as I get up to speed. I have to admit that I was not involved whatsoever our first year here, and after attending several meetings, and workshops, am amazed at the professionalism and efficiency of our Board members. I want you to know that I will strive to continue with the effort to keep our HOA the well-oiled machine it currently is. I encourage all of you to attend (via Zoom) a meeting now and then as a proud resident of Portillo Ridge.

The Board appointed **Glen Barnes** as a Director and then elected him as our Vice President, and ARC chair. **Wendy Strasser** has accepted another year as our Secretary, and **Mike Lewis** will continue as our Treasurer. I'm personally pleased with both continuing those positions; their contributions are vast, and appreciated. **Jan Sink** will continue as our Member-at-Large. You can view all positions filled by our good neighbors in the column to the right.

Thanks,

Nancy Williams

BOARD OF DIRECTORS

President: Nancy Williams

Vice President: Glen Barnes

Secretary: Wendy Strasser

Treasurer: Mike Lewis

Member-at-Large: Jan Sink

2021 COMMITTEE CHAIRS

Architectural Review:

Glen Barnes

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: Wendy Strasser

WEBMASTER

Primary: Jim Chisholm

Alternate: Dave Churchill

Stratford Management Contact

Helen Brown

(520) 795-6500 Ext. 1019

Helenb@stratfordmanagement.org

Business News

Your ARC is Here for You!

With the election new of Board Members at the beginning of the year, the Chair of the Architectural Review Committee, Dave Colicchio, was required to step-down. He still serves on the Committee and his knowledge and willingness to share has been a tremendous asset to me as I've been learning the ropes the past few weeks – Thank You, Dave!

With the continuing pandemic, the committee has been operating without face-to-face meetings but continues to process ARC requests via email much more timely than when utilizing monthly meetings. During the first two months of the year, we reviewed and approved eight requests with turn-around generally under a week, rather than the 45 days allowed by our Governing Docs. The members of the Committee are: **Jim Chisholm, Dave Churchill, Dave Colicchio, Joe Fields, Howard Grondahl, Mike Millikin, Jerry Strasser, and Chuck Smith.** Thanks to all of you.

*Glen Barnes
ARC Chairperson*

Recent Transfers

Lot 2 - from Connie Johnson

to **Michael & Denise Coughlin**

Lot 62 - from John Pennazoli & Nancy Stroman

to **Lisa Culber & Mark Norsworthy**

Lot 67 - from Art & Lois Siri

to **Grover Lee & Kendra Rogers-Lee**

Lot 94 - from Fredric Doppelt

to **Mary Fay**

Lot 109 - from Donald & Barbara Rheinstein

to **Lexi Bauer**



Thank You, Dave Colicchio and Jim Chisholm!

*THANK YOU to **Dave Colicchio** and **Jim Chisholm** for their years of service as members of our BOD.*

Dave joined the BOD in October 2018. He served our HOA as the Vice President during his tenure on the Board, and also served as the Chairperson of the ARC for the past year.

Jim returned to the BOD in May 2020 to fill the remaining term of the late Fred Wray.

Both Dave and Jim will continue to serve the HOA as members of the ARC.

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 our 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 with 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

Our local Green Valley Food Bank needs help!

I normally sort the non-perishable donations on Mondays. Last Monday, there were no more food items to sort! I have never seen this before. You can help by donating any of the needed items below:

- Canned- Fruit, Vegetables, Soup, Gravy, Spaghetti Sauce
- Boxed- Macaroni & Cheese, Potatoes, Pasta, Cereal
- Peanut Butter

The client receives your donations twice a month, as follows:

A premade bonus bag, made by our Food Safety Sorters.

Milk & Eggs - Your check made out to GVCFB (Green Valley Community Food Bank). Write "for Milk & Eggs" on the memo line. These dollars stay in GV.

The Food Assistance Program (government) provides a pre-packaged bag. Local stores provide items also.

We will have our HOA "Spring" Food Drive as below. You will receive a flyer with detailed info the second week of March. Our food drive committee will pick up your donations at the curb. Checks will be picked up separately. A receipt can be provided for your AZ State dollar for dollar tax credit.

PORTILLO RIDGE HOMEOWNERS

2021 "SPRING" FOOD DRIVE

FRIDAY, MARCH 19, at 9:00 A.M.

There's still time to claim the Arizona Charitable Tax Credit for 2020! You can receive a state tax credit for your donation to GVCFB- (by 4/14/21). The QCO code for 2020 is 20488. Check with your tax advisor.

Your gift fights hunger right here in southern Arizona. Thank you for helping us build a healthy, hunger-free community.

Sandy Churchill

Food Drive Chairperson

805-377-7240



Social News

2021 Social Activities

While COVID-19 infections remain elevated and GVR facilities remain closed to many groups, we will continue to pause our HOA social activities. We look forward to resuming HOA social activities at such a time and in such a manner as we can safely do so. Our website and newsletter will alert you to any upcoming events that may be scheduled.

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 a serious or lengthy illness, hospitalization, bereavement, or if they just need some cheering up, please contact:

Jan Sink

at 625-9471

“The first step towards getting somewhere is to decide you’re not going to stay where you are.”

- J.P. Morgan

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