

The Ridgerunner

Portillo Ridge Homeowners' Association
Email: portilloridgehoa@yahoo.com
Website: www.portilloridgehoa.org

Spring 2022



Greetings from the President . . .

Spring is here, signaling time for many of our homeowners to return to cooler climes. We know many of you are not new to this but for those of you who are, remember to have someone keep an eye on your weeds—nothing signals an empty house more than that. You might wish to have SAV stop by for a weekly check, too. My husband and I were very happy with the service when we used to leave.

There are a few new things the board achieved in the past year that you might want to know about.

- We worked with legal counsel to create a variance form to be used when a homeowner has a need to do something outside our CC&R restrictions. The board reviews and decides if they have a valid need, which in most cases we approve. We do not wish to have a homeowner go through a hardship because of CC&R confinements, and hope this helps.

Continued . . .

BOARD OF DIRECTORS

President: Nancy Williams
Vice President: Glen Barnes
Secretary: Vacant
Treasurer: Mike Lewis
Member-at-Large: Mike Millikin

2022 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: Mike Millikin

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

Greetings from the President . . .

(cont.'d)

- We will soon have parking placards for guests which should help neighbors understand why a car is parked in the drive. Guest autos are allowed, guest RVs are not. On some occasions a variance form can be filled out for purview by the BOD.

- We worked with legal counsel to create a fine policy for non-compliance issues; until now there wasn't anything in place. As it turns out, we were one step ahead when it became a requirement.

We are so happy with all of the volunteers in our neighborhood, and thank each and every one of you.

Contact us if you wish to sign up for anything at all, and please don't count yourself out due to being a "winter visitor." I think that neighborhood involvement helps to make this neighborhood as wonderful as it is.

If you weren't able to attend the HOA Annual Meeting that was held via Zoom, I hope you had time to review the minutes.

Happy Spring!

Nancy Williams
PRHOA President



SAV

SHERIFF'S AUXILIARY VOLUNTEERS

Besides **Home Security Checks**, the SAV offers many other services to our residents. These are a few:

Vehicle Etching—Permanently etches a vehicle's Vehicle Identification Number (VIN) on each piece of window glass. This serves as a deterrent against auto theft.

TeleCare Services—Daily phone calls to Green Valley residents who live alone. If the resident doesn't answer, an SAV Patrol unit is sent to the home to do a wellness check.

Fingerprinting—For anyone who needs to submit fingerprints for employment, volunteer opportunities, or any other purpose.

Learn more about the SAV by visiting their website at:

GVSAV.ORG

Thank You, Wendy Strasser!

Wendy Strasser, our HOA Secretary, recently resigned from the BOD. We would like to thank Wendy for the time she spent in service to her Portillo Ridge neighbors.

Social Committee

First of all, I would like to thank **CJ Rhinehart** for the great job she is doing as the “Welcoming Committee” for Portillo Ridge. When I asked her to consider this responsibility, I could think of no one better who knows our area, community and HOA. She has been busy meeting with new residents, providing materials regarding the community and welcoming them to our Portillo Ridge.

Many of us would like to resume our Fourth of July potlucks we have had for a number of years. However, the recent email sent out by Stratford asking for an expression of interest received only mild responses. No decision has been made regarding having a potluck, so if you are interested and didn't notice the email, please let our chairs, **Steve** and **Lois Wilhelm** know. They can be reached at 520-818-1600 or srwilhelm76@gmail.com

For many years Jim and Lynn Chisholm have seen to it that our North and South monuments got decorated for the Christmas season. They would like to step down since they have done it for so long. **Joe** and **Marianne Fields** have volunteered to head up a group. It requires only a few hours in early December and then again at the end of the year. Please contact me at 520-625-4349 or Joe Fields 520-625-4923 if you would like to help out. We have plans to replace some of the decorations and add new items to the collection this year.

Mike Millikin

*Social Committee
Chairperson*



Architectural Review Committee

The ARC was quite busy in the first three quarters of 2021 (thirty-two ARC Requests processed in nine months), but things slowed down in the 4th quarter with only two ARC Requests. As the market for home sales picked-up, there has been a noticeable uptick in ARC Requests, with seven processed in the first two months of 2022.

The Fall 2021 Ridgerunner contained a few reminders about repainting the exterior of homes in the development. The ARC encourages anyone planning to repaint their home to review those reminders. In particular, please note that the ARC has pre-approved a number of colors, samples of which can be obtained from the ARC Chairman.

Due to Covid, the ARC has not conducted monthly ‘in person’ meetings for nearly two years and has conducted business via email instead. As a result, the ARC has often been able to provide a response within 2-4 days - which is a good thing! However, there have been instances in which the homeowner has already lined up their contractor and expects nearly immediate response. Please be reminded that the CC&R's allow the ARC up to 45 days from receipt of an ARC Request to provide our response, and that the Architectural Design Rules require that ARC Requests be submitted at least three days before the monthly ARC meeting. Irrespective of the foregoing, the Committee will continue to strive for the shortest practical turn-around, but homeowners should not expect an immediate response.

Glen Barnes

ARC Chairperson

FOOD BANK

PORTILLO RIDGE HOA 20th "SPRING" FOOD DRIVE

Benefitting the Green Valley Food Bank

250 E. Continental Rd, Green Valley

Thursday, April 14, 2022—Pick-Up Starts at 9:00 AM

This will be the 20st year for our HOA "Spring and Fall" food drives. We have a lot of new homeowners this year. How about a peanut butter drive (no glass jars)? Customer pre-bagged items cannot contain glass jars because of breakage issues. **Place your donation next to your lamp post in a brown paper bag or box by 9:00 AM for pickup by our committee.** We could have 143 jars of peanut butter! Do not worry about Best Buy dates. Watch for an emailed flyer and signs on Camino Del Portillo one week before the food drive. Your donations stay here in Green Valley and allow only our local zip code residents to have a second visit each month. The Food Bank totals up our donations and gives us the total of lbs. of Food and total \$ donated. There are 3 ways to donate:

Food donations - Jars of peanut butter, canned meat, boxed Mac & Cheese, and condiments are always needed or clean out your pantry. Most food items can be used past the "best by" date (but please, no pre-opened items).

Local store Gift Cards are easy - These allow our GV Food Bank volunteers to buy needed items. Seal your Gift Card in an envelope and **call one of our volunteers for pick-up.** Your AZ State Tax allows a \$ for \$ State Tax deduction (without itemizing your return). Check for your maximum tax deduction amount allowed. A receipt will be provided.

Checks - Make out to Green Valley CFB - write For Food on the memo line. Seal your check in an envelope and call **one of our volunteers for pick-up.** A receipt will be mailed from the Community Food Bank.

Thank you to your Food Drive pick-up Committee: **Russ & Mary Alice Carlson, Mack Summers, Deanna Brooks, Anne Morrison.**

Thank you for helping those in need.

Sandy Churchill

Food Bank Committee Chairperson

805-377-7240

GV Community Food bank tours available.



Welcome, New Neighbors!

Lot 34 - Dennis Swartz & Barbra Eddy

Lot 66 - Kurt D. Meyer

Lot 18 - Robert & Beverly Cripps

Lot 31 - Michael & Denise Lowman

Lot 50 - Everett & Karin Sandell

Lot 68 - John Doyle

Lot 1 - Jacob Winters

Lot 48 - Kevin Wong

Lot 44 - James & Ginger Weller

Lot 35 - Robert Michael Coston

Lot 140 - Gary & Leslie Campbell

We're glad you're here!

Caring & Sharing

If you know of a neighbor who would appreciate receiving a comforting note due to serious illness, hospitalization, or bereavement, please contact:

Mike Millikin

at

520-625-4349 or

prhoa1memb@gmail.com

“Every new beginning comes from some other beginning’s end.”

- *Seneca*

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