

# The Ridgerunner

Spring 2023

Portillo Ridge Homeowners' Association

Email: PortilloRidgeHOA@gmail.com

Website: www.portilloridgehoa.org



## A Message from the President . . .

Hello neighbors!

I don't know if it's being a mature age, or just lack of any real conversation starters, but the weather has been colder than normal for us this year. Our visitors from the North say we are still better off than they are with piles of snow and freezing temperatures. I agree, we are still so much better than almost anywhere in the country. I have a lot of warm clothes that are now getting plenty of attention, which justifies keeping them around. A friend who grew up here told me that we haven't seen a winter this cold since the 70's.

The BOD is getting reorganized with the changing of the guards, and we are looking forward to the new points of view.

Nancy Cook, our new Social Committee Chairperson, has expressed her desire to get more social events organized. Our Annual Meeting had a much larger turnout than expected; but we guessed the RSVPs would be much less, and prepared for it. Lots of good feedback on the food, and meeting.

*(continued . . .)*

### BOARD OF DIRECTORS

President: Nancy Williams

Vice President: Glen Barnes

Secretary: Cheri Golden

Treasurer: Steve Cripps

Member-at-Large: Nancy Cook

### 2023 COMMITTEE CHAIRS

Architectural Review:

Glen Barnes

Audit: Vacant

Common Area Maintenance:

Jim Chisholm

Food Bank: Sandy Churchill

Neighborhood Watch: Will Smith

Nominating and Elections:

Vacant

Social: Nancy Cook

### GVC REPRESENTATIVE

Primary: Glen Barnes

Alternate: Vacant

### WEBMASTER

Primary: Jim Chisholm

Alternate: Dave Churchill

### Stratford Management Contact

Helen Brown

(520) 795-6500 Ext. 1019

Helenb@stratfordmanagement.org

## President's Message *(continued)*

We had a wonderful holiday party this year, and plan to get our Fourth of July party organized, too. Some cul-de-sacs have organized neighborhood garage sales, which is a great way to bond with your immediate neighbors, with the bonus of getting rid of clutter while making a bit of cash. As an HOA, we cannot organize this sort of thing due to insurance purposes, but we do not discourage organizing them on your own.

**Nancy Williams**  
*Portillo Ridge HOA President*

## Seasonal Reminder

For those of you who are seasonal residents, please make sure that before leave for the summer you have made arrangements for the care and upkeep of your property in your absence. This includes providing contact information to your immediate neighbors and/or Neighborhood Watch block captain in the event of an emergency (storm damage, etc.), as well as scheduling routine landscape maintenance (weed removal, etc.), so that your property does not appear vacant and uncared for while you're away.



## Pima County "Dark Sky" Area

All Portillo Ridge homes must conform to the 2012 Tucson/Pima County Outdoor Lighting Code. That code can be found at:

[www.tucsonaz.gov/files/pdsd/codes-ordinances/2012\\_outdoor\\_lighting\\_code.pdf](http://www.tucsonaz.gov/files/pdsd/codes-ordinances/2012_outdoor_lighting_code.pdf).

This code says that all outdoor light fixtures, except post lights, must be turned off by 11:00 PM. Seasonal decorations using low-wattage lamps are allowed from Thanksgiving to the 15<sup>th</sup> of January each year.

This means that all outdoor porch and garage lights **must** be turned off nightly by 11:00 PM.

This "dark sky" designation is given to this area because of the Whipple Observatory. This observatory is part of the Center for Astrophysics, a part of Harvard & Smithsonian institutions, and is based on Mount Hopkins to the southeast of us.

Thank you for your compliance.

## Welcome, New BOD Members!

*We would like to welcome our newest members to the Board of Directors. **Steve Cripps** was appointed by the BOD in December 2022 to fill the remaining 2 years of Mike Lewis' term. Steve is serving as our BOD Treasurer. At our Annual Meeting in January 2023, **Nancy Cook** and **Cheri Golden** were elected to fill the two open 3-year terms. At the February 2023 BOD meeting, the BOD elected Nancy as Member-at-Large, and Cheri as Secretary. We thank Steve, Nancy and Cheri for volunteering to serve Portillo Ridge as members of the Board of Directors!*

## Architectural Review Committee

As reported at the annual meeting, the ARC processed nineteen Requests in 2022, all of which were approved. Thus far in 2023, five Requests have been received and approved (two in January, one in February, and two in early March).

Unfortunately, there were two instances in 2022 in which an ARC Request was not submitted (one for landscaping and one for a small amount of construction work performed). The Board is reviewing the situation. Because in both cases the work would very likely have been approved, it is considering waiving the fines, as both residents were new to the neighborhood.

However, this is a good time to remind all Homeowners that both the CC&Rs (Article IV) and the Architectural and Design Rules address the need for prior written approval of any construction, structural alteration, addition, or change to the exterior of any Improvement and of any major landscape changes, especially the planting of trees with an expected mature height of six feet or greater.

Please take time to review these documents for additional details. Many provisions of our Governing Documents are intended to assure that Portillo Ridge keeps a well-maintained appearance, remains an appealing place to live, and continues to have good property values.

We may not agree with all the rules and regulations listed in the CC&Rs, but we all agreed to abide by them when we purchased our homes in Portillo Ridge.

If you aren't sure of the need for an ARC request for your project, please feel free to call or email me or another ARC member with your questions.

Since this is the time of year when weeds tend to flourish, it is a good time to remind all of us of the need to keep our yards weed free. As a convenience to Homeowners, the HOA arranges for twice-a-year application of a pre-emergent on the narrow strip between the sidewalk and the street along Camino del Portillo; however, the responsibility to maintain the whole property, including this strip, remains with the Homeowner.

Please be reminded that:

Post lights are to have a maximum wattage of 40 watts incandescent equivalent and must be on a photo-cell.

All other exterior lights must NOT be on a photo-cell and must be turned off by 11:00 PM, per Pima County Dark Sky ordinance and our governing documents.

Examples of trees and bushes which will grow in the Green Valley climate and that are acceptable within the Architectural and Design Rules can be found on the lefthand side of the HOA's website homepage ([portilloridgehoa.org](http://portilloridgehoa.org)).

The ARC has created a palette of pre-approved house and trim colors which can be obtained from the ARC Chairperson. An ARC Request, if you are changing from the existing color(s), is still required but the use of these colors will facilitate the approval process.

Thanks to **Jim Chisholm, Dave Churchill, Dave Colicchio, Joe Fields, Howard Grondahl, Mike Millikin, Chuck Smith, and Jerry Strasser** for their continued service on the Architectural Review Committee.

**Glen Barnes**  
ARC Chairperson



## Portillo Ridge HOA 21st “Spring” Food Drive

Benefitting the Green Valley Food Bank

**Wednesday, March 29, 2023**

**Pick-up starts at 9 AM**

This will be the 21st year for our HOA to support our Community Food Bank. I visited the Food Bank and they need small jars of peanut butter, and also canned meat. Check your pantry for canned goods. The food bank can accept donations for up to 1 year past the “use by” date! Please, no pre-opened items.

We make it easy. Just place your donation in a bag or box next to your post light. We have volunteers who drive all streets and pick up your donations, starting at 9:00 AM. We then deliver them right to the Food Bank. The HOA will get a receipt, and I will report to you our TOTAL of food lbs. and/or \$\$ donations.

We can accept checks and deliver them to the Food Bank. Please CALL ME if you have a check donation. Make your check out to the Green Valley CFB. Write FOR FOOD on the memo line. Place your check in a sealed envelope. The Food Bank opens your checks & gives me a total of all check donations. The Food Bank will send you a receipt for a \$ for \$ AZ State Tax deduction. You do not have to itemize. Check with your tax advisor.

We have a very special HOA. How about if every house set out 2 or more small jars of peanut butter? Of course, other items, too!

Thank you to your Food Drive Pick-up Committee: **Deanna Brooks, Bill & Aleta Edwards, Chris Garrick, Anne Morrison, Dan & Delight Sullivan, & Mack Summers.**

Questions? Suggestions?



**Sandy Churchill**  
Food Bank Chairperson

### Welcome, New Neighbors!

Lot 39 - Donald & Debra Reed

Lot 76 - Douglas & Shari MacGregor

Lot 132 - Ginny Magnusson

### SAV Services Offered

The Sheriff’s Auxiliary Volunteers (SAV) have been serving the Green Valley area since 1982.

Some of the services they provide are:

**Home Security Checks** - If you will be away from home for extended period of time, the SAV will periodically do a walk-around of your property to make sure it’s secure.

**Vehicle Etching** - The SAV will permanently etch your vehicle’s Vehicle Identification Number (VIN) on each piece of window glass as a theft deterrent.

**TeleCare Services** - A daily phone call to Green Valley residents who live alone to make sure they’re okay.

Please check the SAV website at [gvsav.org](http://gvsav.org) for more information about these and other services offered.

## Social Committee

Hi Neighbors, I'm Nancy Cook, recently elected Member-at-Large for Portillo Ridge HOA. In December, our Holiday Party was a success due to help from volunteers. As part of my position, I have a responsibility to try to come up with ideas for some social events and I'm interested in your feedback and suggestions.

With help from a few neighbors, three ideas I came up with are as follows:

1. Pool and potluck party at Madera Center with Shuffleboard and Corn Hole activities. BYOB.
2. Pizza and Game Night involving a variety of Card Games and Board Games to be held inside a GVR community center reserved room. BYOB.
3. Appetizers in the Neighborhood on your own street. On each street we will need 3 or 4 neighbors to volunteer to bring appetizers to a designated address where neighbors can gather outside. BYOB and your own chair. Perfect situation to meet the neighbors on your street.

*(continued)*

These are just a few ideas for HOA social gatherings. I'm interested in hearing back from you regarding the above ideas, plus other suggestions you might have.

Send your comments regarding the above ideas and or any suggestions you may have, to me at [1ncook@comcast.com](mailto:1ncook@comcast.com).

Hopefully, we can meet our neighbors and have some fun!

**Nancy Cook**

*Social Committee Chairperson*



### *Portillo Ridge Holiday Party*

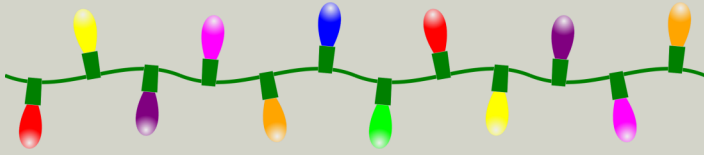
After an absence of several years, the Portillo Ridge HOA Holiday Party returned in December 2022! Thanks to **Nancy Cook** and her team, 50 HOA residents enjoyed a delicious dinner at the Grill on the Green restaurant, and a delightful evening of socializing with their neighbors in celebration of the holiday season!

## Thank You, Mike Lewis and Mike Millikin!

Thank you to **Mike Lewis** for his 4 years of service on the BOD. Mike served as the Treasurer.

Thank you to **Mike Millikin** who recently completed his second "tour of duty" on the BOD. This term, Mike served as the Member-at-Large, and as the Social Committee Chairperson.

Our Portillo Ridge HOA was very fortunate to have had these dedicated residents volunteering on our behalf. We wish them the very best of luck in the future!



## THANK YOU to our Apartada Elves!

Our thanks to **Joe & Marianne Fields**, who have begun the process of refreshing the holiday decorations at our Portillo Ridge entrance monuments. They were assisted this year by other members of the Placita Apartada cul-de-sac: **Matt & Connie McLynn, George & Nancy Cossette, Judith LeClair, Terry & Cheryl Palmer, and Mike Millikin.** We appreciate all of their efforts in making our HOA look warm and welcoming for the holiday season!

## Caring & Sharing

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

**Judith LeClair**  
at  
gvjudith@cox.net  
or  
520-490-2854

“No act of kindness,  
no matter how small,  
is ever wasted.”

- *Aesop*

## 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