

# Southview News

February 2008

## Annual Board Meeting

Date: **March 15, 2008** (Saturday)

Time: 9:00a.m. – Doors Open  
**9:30a.m. – Meeting Begins**

Location: Adult Center of Prescott  
1280 E. Rosser Street  
Prescott, AZ

## The President's Comments

(Ron Gould)

### March Homeowners' Meeting

The March Homeowners' meeting is an important one for our association. There are two (2) issues to be voted on...new Board members and a change in the length of Board member terms. First, the terms of two (2) current Board members will expire this March, so it is very important for you to cast your ballots for the two (2) residents, Keith Norby and Ralph Turnbull, whom have volunteered to serve on the Board. Second, a change in the length of the term for Board members from three (3) years to two (2) years is being presented for your consideration.

**Please review, complete and return, in the envelope provided, your decisions on both ballot issues at your earliest possible convenience.**

## Budget Issues

Some of you that reviewed the 2008 budget may have noted that the monthly management fee paid to HOAMCO has increased by \$99 per month over the monthly rate paid in 2007. What caused this increase you may reasonably ask? Glad you did. For some of you with good memories of past history, you will recall that a couple of years ago the Board negotiated a fee based on only the elements deemed to be needed or required by the Southview Trail Community Association (STCA). That actually resulted in a decrease in our monthly payment at that time. However, HOAMCO has changed their operating processes and now provide only two levels of contracts...either a purely accounting contract or a full management contract. The existing one STCA had with HOAMCO was a bit more than just an accounting contract, but a lot less than a full management contract. However, with just a purely accounting contract as it is currently defined by HOAMCO, STCA would not have the services of a HOAMCO representative which was deemed a requirement by the Board to keep the activity at arm's length. While the Board was not happy with this sudden increase, considering a change to another management company did not seem a reasonable solution at this time because of the time constraints the Board was dealing with and because of the unknown factor that a decision such as this would/could produce. So, the increase was agreed to by the Board.

## Meet the Candidates

There are two openings on the Board of Directors. Read their biographies below of willing candidates.

### Ralph Turnbull

Beverly and I moved to Southview in 2003. After we retired from the IBM Company we moved to Prescott in 2001 from Denver, Colorado.

I am volunteering to join the Board of Directors. My previous experience includes being on the board and treasurer of a community in Vail, Colorado for 25 years. This community consisted of Houses, Condo's and Duplex's which all had their unique issues and solutions.

I feel it is necessary for each of us to make whatever contribution to Southview we feel comfortable in doing and I have the time and am willing to help on the Board.

### Keith R. Norby

I am interested in participating on the Board of Directors of Southview. Sylvia and I moved to Prescott in 2003 and moved into our home in Southview in 2004. I joined the Southview Architectural Control Committee in 2003 and have been the Chairman of that Committee for the past two years.

I retired in 2000 as Chairman and CEO of a semiconductor equipment manufacturing company. I am and have been active in various charitable and other community organizations in various positions. I am eager to contribute what I can to sustain the high qualities and values of our wonderful community.

## Term lengths of Board Members

At the January 2008 Board of Directors meeting, a suggestion was posed to change the term lengths of Board members from the current three (3) years to two (2) years. Term lengths are defined in the Southview Trails Community Association (STCA) Bylaws, Article V, Section 2. The reason for considering the change was the potential prospect of attracting new members to serve on the Board if the time to serve was of a shorter duration. A change such as this requires the approval of the membership.

The majority of the Board supports this proposal and, therefore, this is notification that:

- (a) Our attorney has been requested to prepare the change in the wording in the above referenced document; and
- (b) Ballots have been mailed out requesting your decision regarding this matter. Complete the ballots and return in the envelope provided prior to the Annual Homeowners Meeting scheduled for March 15, 2008.

## Board of Directors Meetings

March 15, 2008

(Immediately following the Annual HOA Meeting)

*(Meetings for 2008-09 will be determined and posted after the March 15 HOA meeting. Check the website or community bulletin board for more information.)*

## Board of Directors

Ron Gould, President .....717-0710  
Linda Roegge, Vice President.....443-7567  
Shirley Pichoff, Secretary .....717-1481  
Billy Bond, Treasurer .....771-2545  
John LaMarr, Mbr-at-Large .....830-6162

## Committees

### **Southview Architectural Control**

Keith Norby, Chairperson.....778-9658

### **Landscaping/Common Grounds**

#### **Co-Chairs**

George Powers .....442-9492  
Dale Stevenson.....776-0037

### **Communications**

Mary Richardson, Chairperson ....442-1380

### **Neighborhood Watch**

Michael Allen, Chairperson .....717-9353  
Geri Smith.....771-2109  
Don Mills .....443-1365

### **HOAMCO Community Assoc. Mgr.**

Sarah Crawford .....776-4479 ext 15  
[sarah@hoamco.com](mailto:sarah@hoamco.com)

## Ladies' Activities

### Ladies' Book Club



#### Southview Page Turners

Second Monday of the month at 2pm.

Contact Linda Coppola, 541-1087.

March 10<sup>th</sup>: "One Thousand White Women"

by Jim Fergus (Sue Cuccinello 777-8115)

April 14<sup>th</sup>: "Thirteenth Tale" by Diane Setterfield  
(Sue Allen 717-9353)

May 12<sup>th</sup>: "Eat, Pray, Love" by Elizabeth Gilbert  
(Johanna Eierhoff 708-3350)

#### Novel Thoughts

Second Monday of the month at 2pm.

Contact Shirley Pichoff, 717-1481, for location.

March 10: 'Eating Heaven' by Jennie Shortridge

April 14: 'The Forest Lover' by Susan Vreeland

May 12: "The Appeal" by John Grisham

### Bridge

Third Wednesday of the month, 1:30 pm.

Susan Madsen 445-8840.

### Dominos (Mexican Train)

Third Friday of the month, 2:00 pm.

Contact Johanna Eierhoff 708-0350

March 21 – Jan Wendorf

April 18 – Mary Richardson



### Ladies' Coffees

The last Thursday of each month, 2:00pm.

Contact Johanna Eierhoff 708-0350.

Feb. 28: Lynne Nuber 776-0835

March 27: Wallie Hartlib 443-7511

April 24: Carolyn Good 776-9081

### Ladies' Luncheons

First Wednesday of each month, 11:30am.

Contact Johanna Eierhoff 708-0350

March 5: Bonfire in Chino Valley (Joan Ross 443-7686)

April 2: Bin 239 on Sheldon (Judith Kritz 771-2255)

May 7: Casa Sanchez (Kay McCourt 777-0641)

**Call hostess if you plan to attend!**

## Men's Activities

### Men's Breakfast

The first Monday of each month at 8am.

Pete's Restaurant on Iron Springs Rd.

Bruce Gebhardt, 443-1548

### Men's Golf

Every other Wednesday (weather permitting)

Bruce Gebhardt, 443-1548

### Poker Group

Nels Jansen, 445-0920

### Welcome New Residents

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Jim Chamberlain  
1431 Evening Shade  
Lot 33  
602-989-9282



### Southview Website

[www.southview-az.org](http://www.southview-az.org)

### Updated List of Homeowners (E-Mail):

We are updating the list of Southview homeowners, which will be available at the March 15 Annual Meeting. Currently we include the name, address and phone number of the residents. The list has been modified and space is now available for e-mail addresses. We have this information for many of you, but it is not complete.

#### **No later than March 7, 2008:**

- Send an e-mail to Ron Gould if you would like to have your e-mail address included on the list ([rlgould@commspeed.net](mailto:rlgould@commspeed.net)); or
- Notify Shirley Pichoff if you **DO NOT** want your e-mail listed on the report, ([sjpichoff@cableone.net](mailto:sjpichoff@cableone.net)).

***We request that everyone be respectful with the information they receive. Many residents don't mind receiving an e-mail regarding activities and information on the neighborhood, BUT DO NOT LIKE RECEIVING SPAM MAIL (jokes, chain letters, etc.).***

### **BE AWARE . . . BE ALERT**

Arizona has become a hot spot for cons and frauds. Unfortunately, Prescott is not immune to it – including our neighborhood. Be cautious of the salesperson knocking on your door, and think twice before giving them a check or credit card number for payment (checks can be easily altered and credit cards used fraudulently). If you decide to order from the salesperson, ask that the company bill you by mail.

**Call the police concerning  
'any' suspicious activity in the  
neighborhood. Police: 445-3131  
Or in an emergency: 911**

### **Bagworms ???**

**Find out what they are,  
how they can damage your trees,  
and what you can do about them.**

**([www.southview-az.org](http://www.southview-az.org))**

Bagworm 'bags' have been noticed in some trees in the surrounding areas of Prescott (*fortunately, not our neighborhood*). However, to be proactive an article and pictures of what to look for are being posted to our website. Check it out.

**SOUTHVIEW TRAILS COMMUNITY ASSOCIATION  
(STCA)  
CULVERT & DRAINPIPE SYSTEM  
\*\*\* UPDATE 30 DECEMBER 2007 \*\*\***

This update addresses the STCA's culvert and drainpipe system after a STCA "working group" met with a City of Prescott representative (Tim Legler) on 21 November 2007 to review potential options to remediate damage from the summer monsoon rains experienced during 2007. The "working group" was composed of Ron Gould, John LaMarr, Ken McCourt, Linda Roegge, and Peter Wendorf.

Background:

1. The STCA expended funds in 2006 and 2007 totaling \$17,095.54 for erosion repair and preventative maintenance:
  - a. \$2,846.54, June 2006 on erosion control.
  - b. \$14,249.00, July and August 2007 for repair of monsoon damage.
2. Two previous review/study reports have been completed on this issue:
  - a. Southview Trails Community Association (STCA) Culvert Drainage Review January 2007
  - b. Southview Trails Community Association (STCA) Culvert & Drainpipe System Update October 2007

The major goal for all water drainage during heavy rains and snow melts is to keep the majority of the water in the city maintained streets versus in the STCA maintained drainage culverts. A key is to work on the drain pipe entrances and exits to improve flow and to fix the problem of water flow from the "private drives" by laying concrete basins, rocking, and/or re-channeling the flow.

Each of the recommendations below needs to be prioritized and then the work accomplished as funds are made available.

The 21 November 2007 "working group" review meeting concentrated on the four main trouble street areas, which are further addressed individually below (also see photos):

- 1) Southpark "Hammerhead" Cul-de-Sac: Pavement area by Lots 141, 142, 143, 144, 145, and 146.
  - a) Lot 142 (3023 Southpark):
    - i) Dig out behind existing curb cut to lower ground level.
    - ii) Pour concrete at entry point to allow water to flow into natural gulley.
  - b) Lot 143 (3019 Southpark, Vacant Lot):
    - i) Add a temporary curb block (until lot is built on) by driveway entrance to allow runoff to flow into drain by Lot 142.
  - c) Lot 144 (3015 Southpark, Vacant Lot):
    - i) Add a temporary curb block (until lot is built on) by driveway entrance to allow runoff to flow into drain by Lot 142.
  - d) Lot 146 (3007 Southpark, Vacant Lot):
    - i) Fix hillside slope drainage on west side by using silt socks (available at United Rentals) and rocking.
    - ii) Dig out in two directions the area by power transformer/pump station to form a basin.
    - iii) Pour a concrete basin at both drainpipe (~12'-15' long) entry points.

2) Southview Drive (east end, north side of road):

- a) Driveway area between Lot 16 and Lot 20.
  - i) Lot 16 (1498 Southview) side: Dig out pipe entry area to open up the pipe; pour concrete basin uphill approximately 15 feet; cut top of pipe entry. Rock rip-raff road hillside.
  - ii) Lot 20 (1482 Southview) side: Dig out uphill by private driveway (~20'-25')
- b) Lot 20 (1474 Southview by the mailbox):
  - i) Install concrete inner curb inside of sidewalk; dig culvert wider and deeper, then rock.
- c) Lot 20 and Lot 24 Driveway Area Between the Lots:
  - i) Lot 20 (1482 Southview) side: Dig culvert wider and deeper, then rock; install concrete curb up to fire hydrant.
  - ii) Lot 24 (1466 Southview): Pour concrete basin channel up right side.
- d) Lot 24 frontage (1466 Southview):
  - i) Install concrete inner curb inside of sidewalk to Lot 25 driveway.
- e) Lot 25 (1454 Southview) frontage:
  - i) Dig culvert wider and deeper, then rock.
  - ii) Install concrete basin by pipe entry.

3) La Questa (north end):

- a) Lot 27 (3068 La Questa) driveway:
  - i) Clean out plugged pipe.
  - ii) Dig culvert wider and deeper up by home driveway (~8'-10') and back up road hillside (~20'-30').
  - iii) Pour concrete basins by road and up the hill side and rock both.
- b) Lot 28 (3076 La Questa, Vacant Lot):
  - i) Install new curb cut to left of existing curb drain curb to funnel water at lowest point into existing under road drain.

4) Pinon Shadow:

- a) Lot 53 (1408 Pinon Shadow, Vacant Lot):
  - i) Protect north side cul-de-sac by using silt socks to prevent debris from draining onto cul-de-sac from Lot #46 and Lot #47.
  - ii) Add new curb cut to enable water to go into existing drain on north side.
- b) Lot 55 (1402 Pinon Shadow, Vacant Lot):
  - i) Add new curb cut to enable water to go into existing drain on north side.
  - ii) Improve existing curb cut by lowering dirt and then add rocks.