

Southview News

November 2006

Southview Christmas Party

December 2, 2006

5:30 – 9:00 pm

Phippen Museum
Hwy 9 at S. Pioneer Parkway

Bring an appetizer or dessert
and a drink of your choice.

A basket will be available for
Toys for Tots donations.

(www.southview-az.org) by December 15th.

The Complaint Policy, which is part of the Rules and Regulations, has been updated to reflect recent legislative changes that became effective September 21, 2006. A copy of the amended and restated Rules and Regulations will become effective on December 1, 2006 and will also be posted on the Southview website. A copy is attached to this Newsletter.

Christmas Cookie Exchange

December 14, 2006

2:00pm

Home of
Wally Hartleb
187 Juniper Ridge Drive.
Prescott, Az

Call her to sign up at 443-7511

Complaints will fall into these three areas:

Contractor (new or improvements to existing structures) – These complaints shall be forwarded to HOAMCO's Architectural Department – Southview Trails Community Association, P.O. Box 10000, Prescott, AZ 86304, attention: Cheryl Soto at 928-776-4479 or e-mail review@hoamco.com

Common Areas (areas not associated with a homeowner's lot, i.e., front entrance, sidewalks, etc.) – These complaints shall be forwarded to Deb Cummins, HOAMCO's Association Manager for Southview Trails Community Association, P.O. Box 10000, Prescott, AZ 86304 or e-mail debc@hoamco.com

Homeowner's Property (any issue specifically related to a homeowner's lot after the homeowner has received a final inspection and approval from Southview's Architectural Control

The President's Comments

Governing Documents

The Articles of Incorporation and Bylaws were approved by the membership at the September 23, 2006 mid-year meeting and adopted by the Board. The Articles have been filed with the Corporation Commission office and, along with the Bylaws, will be available on the Southview website

Committee) – These complaints **must** follow recently enacted Arizona statutes which are in the amended and restated Complaint Policy of the Rules and Regulations, Part III. The complaint **must** be in writing (refer to Attachment A of the Association Rules and Regulations) and forwarded to Deb Cummins, HOAMCO’s Association Manager for Southview Trails Community Association, P.O. Box 10000, Prescott, AZ 86304.

Board Elections

One Board position will become open in March 2007. Dale Funk is chairing the nominating committee this year and a letter/form is attached seeking the names of candidates who would like to run for the Board. The Board meets once per month for approximately two hours to handle the business affairs of the Association. It is not a time consuming job, but is important in shaping the future of Southview. Your participation and contribution will make a difference. Please consider joining us by filling out the application attached or give Dale Funk a call at 928-771-9542 or e-mail him at dsfunk@commspeed.net.

Vegetation Management

Now that we are well past the summer Monsoon period, it is time for all homeowners to clear any excess vegetation growth on their lots. Tall grass or weeds, downed dead trees or shrubs present a fire safety issue that must be addressed. The ‘Southview Vegetation Management Plan Guide’ (copies distributed at the Fall meeting), when used, will bring your property into substantial compliance with the City’s Ordinance. However, it should be noted that if a complaint is filed with the City or Fire Department, they will use the Ordinance to assess compliance.

Assessment Fee Increasing for 2007

The Board of Directors, at its October 10, 2006 meeting, approved the budget for 2007. Assessments have been increased by 5% to \$294.00 per lot, with \$50.00 per lot being allocated to the Reserve Fund. Assessment notices will be mailed in December and assessments are due January 1, 2007.

Board of Directors

John Cuccinello, President.....777-8115
Dale Funk, Vice President771-9542
Shirley Pichoff, Secretary.....717-1481
Billy Bond, Treasurer771-2545
John LaMarr, Mbr-at-Large....830-6162

Board of Directors Meetings

Meetings are held the 2nd Tuesday of the month, 2:00pm, at the HOAMCO office.
December 12, 2006
January 9, 2007
February 13, 2007

Committees

Southview Architectural Control

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

Landscaping/Common Grounds

Co-Chairs

George Powers442-9492
Dale Stevenson776-0037

Communications

Marcia Mallicoat, Chairperson.442-3173

Neighborhood Watch

Michael Allen, Chairperson....717-9353
Geri Smith.....771-2109
Don Mills443-1365

HOAMCO Manager

Deb Cummins776-4479 ext 29

Southview Website

www.southview-az.org

Ladies' Activities

Ladies' Book Club

Southview Page Turners

Second Monday of the month at
2 PM. Contact Linda Coppola, 541-1087.

No meeting in December.

January 8th: *The Shadow of the Wind*

Author: Carlos Ruiz Zafon
(Johanna Eierhoff 708-0350)

February 12th: *Water for Elephants*

Author: Sara Gruen
(Elizabeth Licht 717-0089)

The ladies book club is happy to
announce that there is a new book club
being formed. Please call Shirley
Pichoff at 717-1481 for information.

Ladies' Coffees

The last Thursday of each
month at 2 PM. Contact
Linda Roegge, 443-7567.



November 30th: Marcia Mallicoat
(442-3173)

December: none

January 25th: Martha Galbreath
(778-9105)

February 22th: Carolyn Good
(776-9081)

Ladies' Luncheons

First Wednesday of each month,
11:30am. Contact Linda Roegge,
443-7567.

December 6th: Sweet Tarts
125 N. Cortez
(Susan Madsen 445-8840)

January 3rd: The Office
128 N. Cortez
(Marcia Mallicoat 442-3173)

February 7th: Willow Creek Inn
2516 Willow Creek Rd.
(Irma Eberhardt 443-7644)

Call hostess if you plan to attend!

Bridge

Third Wednesday of the month, 1:30 pm
Susan Madsen 445-8840

Dominos (Mexican Train)

Third Friday of the month, 2:00 pm
Johanna Eierhoff 708-0350

Mens' Activities

Mens' Breakfast

First Monday of each month at 8am
Pete's Restaurant on Iron Springs
Bruce Gebhardt, 443-1548

Poker Group

Nels Jansen, 445-0920

**Please call the police concerning 'any'
suspicious activity in the neighborhood.**

Police: 445-3131

Or in an emergency 911.

New Residents

Jerry & Lynn Cody
3022 Southpark, Lot 163
778-7960

Jim & Lynne Nuber
1439 Evening Shade, Lot 34
776-0835

Dian Gray
1596 Southview, Lot 4
771-2215

Al & Susie West
1596 Southview, Lot 4
776-0202

Roy & Judith Kritz
1430 Pinon Shadow, Lot 45
771-2255

Welcome to Southview!

PARKING REMINDER !

It has come to the attention of the Board that several Southview residents are routinely parking vehicles on the driveways of their property. We live in a beautiful upscale community and exterior parked vehicles only help detract from that image. The following excerpt from our Rules & Regulations must be adhered to:

10 – Parking

The term “Motor Vehicle” as used in these rules and regulations shall include without limitation, automobiles, sport utility vehicles (SUVs), pick-up trucks, vans, trucks, recreational vehicles, buses, motor homes, motorcycles and similar apparatus.

Each homeowner must provide adequate parking for all motor vehicles regularly or permanently parked on the owner’s lot. Parking shall be in enclosed garages and paved areas immediately adjacent to the structure (i.e. the garage); however, parking shall be allowed on the paved area immediately adjacent to the structure only if **all of the following conditions are met: (1) the garage is fully utilized for the number of motor vehicles for which it was designed (minimum requirement per CC&R’s Section 3.9 is a double garage); (2) no more than 1 additional motor vehicle is parked on the paved area adjacent to the garage; (3) The Board receives a written request and grants approval for additional vehicle(s) above those specified in 1 & 2 above.**

Disabled vehicles and equipment shall be stored in a garage or removed from the property. Each owner shall not park or permit others to park on unpaved portions of the lot. Except for permitted construction purposes or limited temporary parking (48 hours) for loading or unloading, no vehicle in excess of 6500 pounds gross weight, no commercial vehicle, industrial equipment, recreational vehicle, boat, boat trailer, utility trailer, mounted or unmounted camper, motor home, travel trailer, or similar vehicle may be parked on any lot on paved or unpaved parking areas.

Guests of residents traveling to Southview may park their recreational vehicle in the homeowner’s driveway for a period not to exceed one week.

NOTICE OF ELECTION

SOUTHVIEW TRAILS COMMUNITY ASSOCIATION

To: All members of the Southview Trails Community Association

From: Board of Directors

Southview Bylaws provide for filling vacancies on the Board of Directors by a secret ballot vote of the membership at the Annual Meeting, which will be held on March 17, 2007. A Nominating Committee has been formed to present at least one name for each vacancy on the Board. This year there will be one vacancy. The entire membership of Southview Trails is offered an opportunity to nominate candidates for a three-year term on the Board.

The Southview five member Board consists of representatives from the Community. You, as an owner, can offer fresh input to our Board by offering your own or others' names as candidates for election. To qualify for the ballot, nominees must:

- 1) be a member in good standing of Southview Trails Community Association.
- 2) be able to attend scheduled Board meetings.

Nominations must be received by December 5, 2006 to be considered. All qualified candidates must complete a brief biography, which must be returned by January 12, 2007. All qualified nominated individuals will be placed on the official ballot. If you choose to nominate another owner, be sure they are willing to serve on the Board. Use the lower portion of this notice to nominate yourself or another owner. You will also have the opportunity to nominate qualified candidates from the floor at the Annual Meeting.

Please complete the following form and mail it to Dale Funk, 1542 Southview Drive, Prescott, AZ 86305. If you have any questions call Dale at 771-9542 or e-mail him at dsfunk@commspeed.net.

----- Cut here and return -----

I hereby nominate _____ for a position on the Board of Directors of the Southview Trails Community Association for a term of three years.

Address of the nominee _____

I have checked with this nominee and he/she is willing to serve on the Board.

Print your name _____

Address _____

Your phone number _____

Signed _____ Dated _____