

Southview News

February 2006

Southview Homeowners Association Meeting

The Annual Meeting will be held on **Saturday, March 11, 2006 at 10AM.**

9:30 AM – sign in

Adult Center of Prescott
335 East Aubrey Street
Prescott, AZ

Directions: Drive south of the Court-House Square ¼ mile on Montezuma Street to Aubrey. Turn left. The Adult Center is 2 ½ blocks east on the right.

Bring an entrée/dessert for the potluck lunch which follows the meeting.

The March Board of Directors Meeting will follow the potluck.

necessary to conduct business at the meeting.

If you are able to attend the meeting on Saturday March 11, you will have an opportunity to vote during the meeting. Please sign in at the table in the back of the room. You will be given a ballot at that time.

Candidate biographies are included in this newsletter.

The President's Comments

Homeowner's need to keep in mind that the streets within Southview are Prescott city streets and, therefore, the city's residential speed limits do apply. Comments have been made to me regarding what appears to be excessive speed on both Southview Drive and La Questa. Now I know that the construction-related workmen appear to be guilty of this offense but I am fairly certain that if the Prescott Police Department were to monitor the traffic speed within the development, the likelihood of some of the residents themselves being caught is very real. Remember, too, that there are several families with small children currently living on La Questa. Please, watch your speed.

A second item: When walking your dog in the street, please pay attention to the traffic. If traffic is present, make the



A Reminder

If you will be unable to attend the Annual Meeting on March 11, please be sure to return your absentee ballot to HOAMCO by the March 1 deadline.

Your ballot is important. A quorum of fifty one percent (51%) of the eligible voters, either present at the meeting or represented by absentee ballot, is

smart move and get the dog and yourself off the street.

Another dog item: Over the past several years, articles have appeared in the Southview News regarding the leash law and picking up after your dog. I am hearing more and more comments which I suspect will translate in the future into neighbors filing complaints. Those of you that are not keeping your dog on a leash or are permitting them to “do their business” indiscriminately whether on your property or other’s may find yourself receiving a letter from the appropriate authorities at the very least or fined for the offense if caught in the “act”, so to speak.

Architectural Committee

Homeowners are reminded that if they are going to repaint the exterior of their home, they need to select a color from Southview’s approved color pallet, unless they are repainting with exactly the same color as originally painted.

If any association members have an interest in volunteering to serve on the Architectural Control Committee, there will be a signup sheet at the annual meeting on March 11th. Meetings are the first and third Tuesdays of each month at 9:00AM.

Landscape/Common Area

The attached Southview Vegetation Management Plan is being introduced on a voluntary basis, for a period of 6 months, at our annual meeting on March 11th. This plan is especially important to the fire safety of our area in this extreme drought period.

Erosion repairs have been made along Southview and La Questa. A sub-committee will study other areas in Southview that may require attention.

Individuals who are interested in serving on this committee can also sign up at the annual meeting on March 11th.

Board of Directors Meetings

April 11th, May 9th, June 13th
at 2:00 PM at HOAMCO.

Board of Directors

Ron Gould, President (717-0710)
John Cuccinello, V. President
(777-8115)
Pat Gebhardt, Secretary (443-1548)
Billy Bond, Treas. (771-2545)
Dale Funk, Member (771-9542)

Committees

Southview Architectural Control
Committee Chairman,
Don Myers (708-0964)

Common Area Committee Co-Chairs,

George Powers (442-9492)
Dale Stevenson (776-0037)

Communications Chairperson

Mary Richardson (442-1380)

Neighborhood Watch Committee

Michael Allen (717-9353)
Geri Smith (771-2109)
Don Mills (443-1365)

Please call the police concerning any suspicious activity at 445-3131 or emergency 911.

Ladies' Book Club

The book club meets the 2nd
Monday of the month at 2 PM.



March 13th: *My Sister's Keeper* by
Jodi Picoult (Pat Gebhardt 443-1548)

April 10th: *Dream Country* by Luanne
Rice (Mary Richardson 442-1380)

May 8th: *Edge of Evil* by J. A. Jance
(Sue Cuccinello 777-8115)

Ladies' Coffees

The last Thursday of each
month at 2 PM:



February 23rd: Kay Mc Court
(777-0641)

March 30th: Jan Gould (717-0710)

April 27th: Linda Roegge (443-7567)

May 25th: Judie Stevenson (776-0037)

Ladies' Luncheons

1st Wednesday of each month 11:30am

March 1st: Chili's in Prescott Valley
(Marcia Mallicoat 442-3173)

April 5th: Lynx Lake Café
(Johanna Eierhoff 708-0350)

Call Hostess if you plan to attend!

New Residents

Merle and Barbara Carver
3068 La Questa

Norm and Ginny Hulsey
1454 Southview

Roy and Judy Kritz
2990 Southpark

Doug and Judy Proctor
3039 La Questa

Greg and Windy Stokes
1424 Evening Shade

Peter and Jan Wendorf
1457 Southview

Welcome to Southview!

Meet the Board Candidates

John M. La Marr
1415 Pinon Shadow Drive

Personal Information:

- Southview home owner since early 2004.
- Married 42 years to Dianna Kay with two children and five wonderful Grandkids

Experience Background:

Worked as a “rocket scientist” for 34+ years for the Department of Defense (Navy) as a Division Manager in the Research, Development, Test and Evaluation of Aircraft and Missile Systems. In my role as a Division Head, I was responsible for the management, budgeting, scheduling, planning and implementation of multi-million dollar warfare systems. At present, I am Real Estate Agent at Coldwell Banker Residential Brokerage in downtown Prescott.

Personal & Business Approach as a Southview Board of Directors Member:

I would take a proactive “Keep it Simple, Less is More” approach to my mode of operations. If elected to the Southview Trails Community Homeowners Association’s Board of Directors I would use common sense to deal with internal or external issues that are presently impacting Southview or could impact Southview in the future. As a Board of Director’s member I would first read up on or listen to an issue, then I would personally study, analyze, and then form some practicable and cost effective potential solutions to the issue. Working with fellow Board

Members some issues that I will address include:

- Speeding more than 25 MPH on Southview streets
- Hillside drainage
- Contractor’s/Homebuilder’s sloppiness (e.g., trash, stains) in areas where they are building
- Violation of CC&R’s
- Safety condition of some panels in city maintained sidewalks
- More proactive work efforts performed by HOAMCO contractors
- Widening of Williamson Valley Road from Iron Springs Road to Pioneer Parkway
- Vandalism

Shirley Pichoff
1572 Southpark Circle

I have been a resident of Southview since September 2004. I am an Arizona native and have been retired from the City of Mesa since October 2002. My career includes five years at Arizona State University (Secretary to the Vice President for Business Affairs) before my 23 year tenure at the City of Mesa where I worked directly with/for the General Services Manager.

I began as the Manager’s secretary; responsibilities quickly escalated to include managing the Mail Center, then preparation of my division’s budget, coordinating budget documents for the divisions reporting to General Services, and handling special projects. I ended my career as a Management Assistant.

I’ll be glad to assist the Board and the community in any way I can.

SOUTHVIEW VEGETATION MANAGEMENT PLAN

March 11, 2006

Introduction

The following plan is being introduced on a voluntary basis for a period of 6 months.

The Board welcomes all homeowner comments and suggestions regarding this document. This Vegetation Management Plan will be re-evaluated in September at our Fall Homeowners meeting to determine if modifications or changes are required. It is planned to incorporate a final form of this document into the Southview Rules and Regulations after our Fall meeting in September 2006.

The Plan

The following vegetation management plan outlines the minimum reasonable requirements for vegetation management within Southview. These actions will reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the property owners home and neighboring properties from the threat of an uncontrollable fire.

Requirements are:

- Remove native brush from under larger trees (trees over 20 feet tall).

- Remove all dead materials (fallen trees, brush, weeds, etc, except for minor decorative pieces).

- Cut grasses to a maximum height of 4 inches above the ground level within 130 feet of any building or other structure or to the property line if less than 130 feet.

Remove ladder fuels by trimming or pruning lower tree limbs that come in contact with the ground.

- Taller bunchgrasses should be treated like shrubs.

- Remove all combustible materials and vegetation from under decks.

- Remove native brush and grass within 3 feet of buildings, structures and decks.

- Remove the top or most recent layer of un-decomposed (light colored) pine needle or leaf droppings within 10 to 20 feet of buildings, decks and structures. The underlying darker decomposing material should remain undisturbed.

All vegetation fuel modifications as noted above shall extend to the property line. If there is no structure on the lot, all vegetation fuel modifications as noted above, pertain to the entire lot. Extreme sloped lots are particularly susceptible to intense, rapidly moving fire and must be given extra consideration when implementing the guidelines above. Defensible space shall be maintained at least semi-annually (after the Spring growth and after the Monsoon growth). Contact HOAMCO for a list of contractors that perform this type of clean-up.

Mark your calendars:

Ladies Activities

Ladies' Coffee

Last Thursday of each month at 2 pm
(Linda Roegge 443-7567)

Ladies' Luncheon

First Wednesday of each month at
11:30 am unless otherwise stated.
(Linda Roegge 443-7567)

Bridge

Third Wednesday of each month
At 1:30pm
(Susan Madsen 445-8840)

Couples Bridge

(Charlotte Cotner 717-8822)

Bunco

Second Wednesday of each month
at 2 pm
(Mary Richardson 442-1380)

Domino's (Mexican Train)

Third Friday of each month at 2 pm
(Johanna Eierhoff 708-0350)

Ladies' Book Club

Second Monday of each month
at 2 pm (Sue Murphey 778-9533)

Men's Activities

Men's Breakfast

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

Men's Book Club

Currently does not meet unless
interested parties form a new club.

Men's Golf

1st and 3rd Friday's
(Bruce Gebhardt 443-1548)

Poker Group

(Nels Jansen 445-0920)