

Southview News

August 2007

Have a Happy Summer

The President's Comments

(John Cuccinello)

Legislation

A new law (SB1062) regarding For Sale signs was passed and signed by the Governor and will be effective September 19, 2007. The new legislation allows for **one** For Sale sign not to exceed **18" x 24"** and **one** Rider sign not to exceed **6" x 24"**. The position, mounting and color of the sign are not specified in the regulation; therefore, they will remain the same as specified in the Southview Rules & Regulations, Part I, B-4.

Fire Safety/Property Maintenance

Response to letters sent to homeowners to remove dead materials, (i.e. trees, shrubs) was positive and the Board would like to thank those homeowners who followed the recommendations.

A follow-up inspection was held and for those homeowners who did not respond to the initial letter, a second notification will be sent to bring their properties into compliance and/or provide timing. If no response is received by the date noted in the letter, an estimate will be obtained to bring the respective properties into compliance with the City Fire Code and the cost will be presented to the homeowner prior to proceeding with any work.

The Board recognizes that Southview, with its wide streets, fire hydrants and no large trees, is

at a lower risk than other associations, but feels it prudent to be proactive, first for fire safety and second for maintaining property values.

Common Area Use

Common Areas, according to the CC&Rs, are for the enjoyment of all Association members. No improvements are allowed on any of the Common Areas (i.e., sheds, casitas, patios, sporting equipment, etc.). Any such encroachment is considered a violation of the governing documents and will be addressed according to the Association's Complaint/Violation/Enforcement Policy. If you have questions regarding the use of these areas, give a Board member a call or send a query via the Southview web site to the Board.

Complaint Policy

The most effective way to communicate and address issues in Southview is to utilize the interactive Complaint Form posted on the Southview web site at www.southview-az.org.

The Board's goal is to address any complaint within 24 hours. When a complaint is received, appropriate action will be taken according to the Governing Documents. The complainant will be notified with respect to the resolution of the complaint.

If you do not have access to the internet, the form is attached to the Southview Rules & Regulations which were distributed to all lot owners. The form can also be obtained by contacting Deb Cummins, HOAMCO, at 928-776-4479, ext.29.

Erosion Control

As many of you may know from the recent monsoon rains, erosion control continues to be an issue in Southview due to the topography. Recent work with some of the culverts has helped with erosion, but this continues to be a problem with the run off which carries with it silt and other debris. While the Board tries to mitigate some of the areas of concern, the homeowner needs to address runoff from their own property.

The Board is establishing an **Erosion Control Committee**, especially in light of the recent rains, to provide recommendations for long-term solutions to erosion control. Any owner who would like to **volunteer** to be part of this Committee should **contact John Cuccinello** at 928-777-8115.

Culvert Drains Update

(John LaMarr)

During July work was completed in cleaning, flushing and rocking various culvert drains in Southview, in accordance with the 2006 Culvert Study, Priorities #1 and #2. These housekeeping chores were necessary, as many drains were almost totally blocked (especially on Southview) with accumulated sand, weeds, tree limbs, trash and other debris. The culverts performed well the first week of the rains; however, after the gully-washer on July 29 a few of the fixed drains are now totally covered. We will be reviewing this project again.

SACC

(Keith Norby, Chairperson)

Recently the Southview Architectural Control Committee (SACC) has completed its review of all of the SACC Documents. They have been approved by the Southview Board of Directors and they are now posted on the Southview website.

The more important changes are briefly summarized as follows:

1. Prices and charges for construction and other projects have been increased, primarily due to increased costs. These are the first increases in a number of years and were effective May 1, 2007.
2. A \$500 cash bond is now required for completion of initial landscaping, in addition to the construction cash bond.
3. A more detailed definition of "start date" and "completion" of construction has been included.
4. Some of the noncompliance fines have been increased.
5. Parking for workers during construction can only be on one side of the street.

As a reminder, all external improvements to a structure or landscape must be submitted to the SACC for approval prior to the start of any work.

If you have any questions regarding the Rules and Regulations, please feel free to contact me or any other member of the SACC.

From the Desk of Deb Cummins, Your Community Association Manager/HOAMCO



Hello Southview!

We received good response to the 49 letters sent to homeowners regarding clearing dead trees, dead brush, etc. from their lots. I spoke with many off-site owners, who expressed their concern about the community and willingness to do their part. On behalf of the Board, a "thanks" to all who responded... and...for those who didn't, we'll be following up!

The next several months will be a busy time for your Board, as we begin preparation of the 2008 annual budget, with anticipated approval by the end of October.

As always, if you have any questions or concerns, please do not hesitate to contact me at HOAMCO: 776-4479, Ext. 29 or by email: debc@hoamco.com

Activity Survey

Mary Richardson would like your opinion.
Please respond by sending her an email:
frsnblue@yahoo.com

1. Would you like to continue having the Oktoberfest AND the Holiday Party, or should we do one every other year?
2. If we have the Holiday party, do we want it at the Phippen Museum or is someone willing to open their home? Any other ideas for a location?

Board of Directors

John Cuccinello, President.....777-8115
Linda Roegge, Vice President443-7567
Shirley Pichoff, Secretary717-1481
Billy Bond, Treasurer771-2545
John LaMarr, Mbr-at-Large.....830-6162

Board of Directors Meetings

August 14 October 9
September 11 December 11

These meetings are currently held on the 2nd
Tuesday of the month, 2:00pm, at the
HOAMCO office.

Committees

Southview Architectural Control

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

Landscaping/Common Grounds

Co-Chairs

George Powers442-9492
Dale Stevenson776-0037

Communications

Mary Richardson, Chairperson....442-1380

Neighborhood Watch

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

HOAMCO Manager

Deb Cummins776-4479 ext 29
debc@hoamco.com



Southview Website

www.southview-az.org



**How
Bright
Is The
Light
on your
MAILBOX ?**

Does it keep your neighbor awake at night?
Is it shining in their windows, creating a glare?
Can you see the stars in your neck of the woods?

Lighting complaints aren't new. Bright lights can be a nuisance and often are easily remedied.

A single "15-watt bulb" is sufficient to light your mailbox structure for use when welcoming guests, or as a guide in case Police or Fire are trying to locate your home quickly. Here are a couple suggestions:

- If you have multiple sockets, place a 15-watt bulb in each socket, **BUT** only screw one down all the way. When one burns out, just screw the next one down.
- 25-watt bulbs may be more readily available and are acceptable.

Also, **exterior flood lights** are not meant to be used as a night light. Don't forget to turn them off after you are finished with a nighttime activity requiring their use.

Opinion Survey Summary

(Linda Roegge)

Thank you all for participating in our survey questionnaire. 158 surveys were mailed to homeowners/lot owners. 104 responses were returned with comments and opinions. The results are as follows:

- **Parking**: 76% are in favor of allowing one car on the driveway when the garage is fully utilized with vehicles. (This response validates what is currently in our Rules & Regulations, Part I, B-10.)
- **Speed Bumps**: 75% do not want speed bumps on our streets.
- **Vegetation**: 62% are in favor of the association monitoring the City/Fire Department ordinances. (To date there has been a very good response from our property owners by cleaning up their property and taking 'firewise' corrective action.)
- **Right-of-Way**: 52% agree that the association should continue to maintain the irrigation system along the right-of-ways next to homeowner's property.
- **Activities**: Most people responding are in favor of the Summer Picnic, Oktober-fest and Holiday Party. (These activities are not paid for by the association and volunteers are needed to assist in planning these events.)

The comments were too numerous and diverse to detail in this summary. A complete report is available for viewing on the website (www.southview-az.org).

The Board appreciates your participation in the survey and will be discussing it at future meetings. Association members are welcome to attend.

Ladies' Activities



Ladies' Book Club

Southview Page Turners

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

Sept 10th: "The Measure of A Man" by Sidney Poitier. Potluck to discuss book club selections. (Linda Coppola, 541-1087)

Novel Thoughts

Second Monday of the month at 2pm. Contact Shirley Pichoff, 717-1481

Aug 13th: "The Namesake" by Jhumpa Lahiri; alt selection: "A Painted House" by John Grisham (Margo Van Den Berg 717-1190)

September 10: "East of Eden" by John Steinbeck. (Judith Kritz 771-2255)

October 8: "The Red Tent" by Anita Diamant; alt selection: "An American Childhood" by Annie Dillard. (Meet at Starbucks by WalMart)

November 12: "The Shadow of the Wind" by Calos Ruiz Zafon (Connie Sonnenburg 771-0438)

December 10: "The Cloister Walk" by Kathleen Norris (Lynne Nuber 776-0835)

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



Ladies' Coffees

The last Thursday of each month, 2:00pm.
Contact Linda Roegge, 443-7567.

August 30th: Sue Allen
(717-9353)

Sept 27th: Joan Brown
(717-1001)

Oct 25th: Janet Robbins
(445-2321)

Nov 29th: Jan Gould
(717-0710)

Ladies' Luncheons

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

Sept 5th: "Victorian Tea Room"
Joan Brown (717-1001)

Oct 3rd: "Casa Bonita"
Judi Stevenson (776-0037)

Nov 7th: "Fujiyama"
Jan Gould (717-0710)

Dec 5th: "Hassayampa"
Judith Kritz (771-2255)

Call hostess if you plan to attend!

Men's Activities

Men's Breakfast

Will ***not*** be meeting June thru September.
Men's Breakfast will ***resume in October***, the
first Monday of each month at 8am.
Pete's Restaurant on Iron Springs Rd.
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**

Beware of door-to-door salespersons who
claim they are earning money for a trip abroad
by selling magazines.

New Residents

Fred & Pat Homes
1604 Southview
227-1164

Welcome to Southview!