

Southview News

November 2005

Happy Holidays



Southview Annual Christmas Party
December 4, 2005
Phippen Museum
5-9pm

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

A basket will be available for
Toys for Tots donations.

The President's Comments

The Board entered into a more formal contract with HOAMCO for management services for the year 2006. The review of the management services was initiated by the Board when HOAMCO indicated that their monthly service fee would increase. The Board's review resulted in a clear understanding of those services required, of those services not required and/or of those services that would be "on request only" status. This activity resulted in a decrease in the monthly management service fee from \$644 to \$525.

This allowed us to maintain the current annual homeowner's assessment fee at \$280 per lot in 2006. Of the \$280, \$45 is allocated to the Reserve Fund. You will be receiving your assessment notice in December. The budget for 2006 has been completed and has minor changes from the previous year.

Two Board positions will be open in March 2006. One question often asked is: "How much time does it consume"? Currently, the Board meets once a month for about two hours. Occasionally, a need comes up that requires an additional meeting or maybe an executive session. It is not mandatory to be in attendance at every meeting. It is recognized that vacation, business or whatever does come up now and then and cause a member to miss a meeting. So that there is no misunderstanding, some additional hours on a board member's part will be required to fulfill whatever tasks have been assigned to her/him. However, being a board member is not an all-consuming time activity. Please think about it...for the good of the Southview community.

Architectural Control Committee

Effective January 1, 2006 review fees will be increased from \$600 to \$700 for new home submittals. Also going into effect at the same time will be a fee of \$350 for remodels or additions that

require a permit from the City of Prescott.

HOAMCO had asked Southview for an increase of \$400 over the current rate of \$600 per submittal. Through the efforts of Don Myers and the Southview Architectural Control Committee, Board members John Cuccinello and Dale Funk and Stacy Maule of HOAMCO we determined which services were needed and which were not required. This permitted us to hold the price increase to only \$100. It is important to note that additions or remodels do require significant time for review, administration and inspections, thus the need to implement a charge for this service. Any questions regarding these changes should be directed to Don Myers, Chairman of the Southview Architectural Control Committee.

Southview Citizens Display Civic Duty



Several Southview residents were in attendance at the October 7th Yavapai County Board of Supervisor's meeting. One of the topics for discussions was the proposed administrative complex, jail buildings and amphitheatre at Pioneer Park adjacent to the ballpark, a recreation facility in Prescott. By expressing their opinions about the

project, many residents and citizens of Prescott and other towns in Yavapai County persuaded the supervisors to reconsider the project's focus and cost. Pioneer Park, a recreation area, was removed as a proposed location.

Southview Growth

Eight homes are currently under construction. Lots 27, 45, 59, 89, 99, 118, 124 and 163. Three more homes will be starting soon. Lots 34, 35 and 50.

Scheduled Board of Directors Meetings

Dec. 13th, Jan 10th, Feb 14th
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)

Sub-Committees

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

Landscape/Common Areas
Co-Chairs,
George Powers (442-9492)
Dale Stevenson (776-0037)

Communications
Chairperson,
Mary Richardson (442-1380)

Neighborhood Watch
Michael Allen (717-9353)
Geri Smith (771-2109)
Don Mills (443-1365)
Wayne Olsen (777-8680)

Ladies' Book Club

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



December: no meeting

January 9th: *The Mermaid Chair* by Sue
Monk Kidd
Elizabeth Licht (717-0089)

February 13th: *Torn Between Two
Cultures* by Maryam Aseel
Jean Johnson (442-3072)

March 13th: *My Sister's Keeper* by
Jodi Picoult
Jan Gould (717-0710)

Ladies' Coffees

The last Thursday of each
month at 2 PM:



January 26th: Eleanor Sigmon
(778-5798)

Ladies' Luncheons



1st Wednesday of each month 11:30am

December 7th: Prescott Resort
Susan Madsen (445-8840)

January 11th: Victorian Garden Tearoom
on Alarcon (second Wednesday)
Joan Brown (717-1001)

February 1st: Olive Garden
Jan Gould (717-0710)

Bridge Club

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

If anyone is interested in "Couples
Bridge" call Charlotte Cotner (717-
8882)

Men's Breakfast

First Monday of each month at 8am.
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

Every other Wednesday
Bruce Gebhardt (443-1548)

Poker Group

Nels Jansen is interested in forming a
poker group for fellowship and fun. If
you are interested call Nels at (445-
0920)

New Residents

Hal & Margo Van Den Berg
1429 Pinion Shadow

Welcome to Southview!

Call Hostess if you plan to attend!

Mark your calendars:

Ladies' Coffee

Last Thursday of each month at 2 pm

Joan Brown (717-1001)

Ladies' Luncheon

First Wednesday of each month at
11:30 am unless otherwise stated.

Joan Brown (717-1001)

Bridge

Third Wednesday of each month

At 1:30pm

Susan Madsen (445-8840)

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 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

Every other Wednesday

Bruce Gebhardt (443-1548)

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 11, 2006. A Nominating Committee has been formed to present at least one name for each vacancy on the Board. This year there are two vacancies. 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, 2005 to be considered. All qualified candidates must complete a brief biography, which must be returned by January 12, 2006. 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 John Cuccinello, 1515 Southview, Prescott, AZ 86305. If you have any questions call John at 777-8115 or e-mail him at cuccinellos@aol.com ..

----- 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 _____

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