

Southview News

May 2008

Southview Garage Sale

Saturday, June 7th. Please contact Judith Kritz at 928-308-0505 if you would like to participate.

Southview Picnic

Saturday, June 21st. More information to follow.

The President's Comments

(Linda Roegge)

Thank you to everyone for keeping your lots cleaned. We appreciate all the help the homeowners are giving the neighborhood. We have completed our firewise inspection and letters have been mailed to those property owners that need to address their lots. A follow-up inspection is scheduled for June. Included in the newsletter is the Firewise Policy, 2008 Resolution.

If anyone has any trouble with vandalism, **after the Police have been contacted**, please contact HOAMCO or a Board member with the details. We will then send out an e-mail to those in the neighborhood who have provided us with an e-mail address to be on the alert.

At the March 15 annual meeting, membership approved the change in the STCA Bylaws, Article V, Section 2 regarding term lengths for Board members from the current three (3) years to two (2) years. This change will become effective in 2009.

Board of Directors Meetings

June 10, 2008 August 12, 2008

Meetings for the Board of Directors are held at the HOAMCO office, beginning at 10:00am.

Board of Directors

Linda Roegge, President 443-7567
Jim Dyson, Vice President 445-8785
Ralph Turnbull, Treasurer 445-9590
Shirley Pichoff, Secretary 717-1481
Keith Norby, Member-At-Large 778-9658

Committees

Southview Architectural Control

Peter Wendorf, Chairperson 717-1730

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

Irrigation & Landscaping

Common Ground Services 777-8159

Please note: Common Ground Services has the contract for landscape maintenance needs, including maintaining the irrigation system. Problems with this system should be reported immediately to Common Ground Services.

Southview Website: www.southview-az.org

Ladies' Activities

Ladies' Book Club



Southview Page Turners

Second Monday of the month at 2pm.

Contact Linda Coppola, 541-1087.

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

June 9th: "Three Cups of Tea" by Greg
Mortenson and David Relin.
(Susan Madsen 445-8840)

Novel Thoughts

Second Monday of the month at 2pm.

Contact Shirley Pichoff, 717-1481, for location.

May 12th: "The Appeal" by John Grisham
June 9th: "The Curious Incident of the Dog in the
Nighttime" by Mark Haddon
July 14th: "The Pact" by Jody Picoult
August 11th: "The Memory Keepers Daughter"
by Kim Edwards

Bridge

Third Wednesday of the month, 1:30 pm.

Contact Susan Madsen, 445-8840.

Dominos (Mexican Train)

Third Friday of the month, 2:00 pm.

Contact Johanna Eierhoff, 708-0350

June 19th: Marcia Mallicoat (442-3173)

July 18th: Wallie Harleb (443-7511)



Ladies' Coffees

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

Contact Johanna Eierhoff, 708-0350.

May 29th: Jan Gould (717-0710)

June 26th: Mary Richardson (442-1380)

July 31st: hostess needed

Ladies' Luncheons

First Wednesday of each month, 11:30am.

Contact Johanna Eierhoff, 708-0350

June 4th: The Office (Shirley Pichoff 717-1481)

July 2nd: Willow Creek Restaurant
(Erma Eberhardt 443-7644)

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

Correction

Peter & Wallie Hartleb
Tele# 443-7511

Tom & Llynda Peters
1381 Pinion shadow
Lot 69

TO OUR WALKERS

When taking your morning stroll or out walking the dog, remember to stay on the sidewalk where provided to prevent possible accidents or awkward situations.

(An example was reported where the vehicle had to swerve to miss a pedestrian, and an oncoming vehicle had to go off the road to prevent an accident.)

Please walk safely.

**SOUTHVIEW TRAILS
COMMUNITY ASSOCIATION
FIREWISE POLICY
2008 RESOLUTION**

WHEREAS, Article 9. MAINTENANCE, Section 9.2 Maintenance of Lots by Owners states “Each owner of a lot shall be solely responsible for the maintenance of all portions of his lot. The owner of each lot shall at all times perform his obligations under this Section so that the land and improvements comprising his lot shall be in good condition and repair. Such obligations of owner shall include keeping all shrubs, trees, grass, plantings and landscaping of every kind properly cultivated and free of trash, weeds and other unsightly material. All maintenance of the exterior of the residence, including without limitation walls, fences and roofs, shall be accomplished in accordance with the Association Rules and Regulations and this Declaration and, if required by the Association Rules and Regulations or this Declaration, only after approval of the Architectural Control Committee.

WHEREAS, Article 9. MAINTENANCE, Section 9.4 Nonperformance by Owners states, “If any owner fails to maintain any portion of the land and improvements comprising his residence which he is obligated to maintain under provision of this Declaration, the Articles, Bylaws or Association Rules and Regulations, then the Association shall have the right, but not the obligation, to enter upon such owner’s lot to perform the maintenance and repairs not performed by the owner, and the cost of any such work performed by or at the request of the Association shall be paid for by such owner upon demand from the Association, and if permitted by Arizona law, the Association may enforce collection of such amounts in the same manner and to the same extent as provided in Article 7 of this Declaration for the collection and enforcement of assessments.

WHEREAS, the Association Rules, Category A Rules, Section 3 – Lot Maintenance and Diseases and Insects states, “Each lot owner shall at all times maintain the yard and landscaping thereon and the exterior of the structures thereon in neat and clean condition and repair. Any damage or destruction to the lot or structures thereon, which

damage or destruction is visible from any neighboring property, shall be promptly repaired. Driveways shall be maintained in suitable conditions for passenger car travel and have dust free, hard surfaces. The Board of Directors may, at the lot owner’s expense: (i) require replacement or substitute landscaping for trees or shrubs cut or removed without prior approval and (ii) enter upon any lot and remove any tree infested with IPS beetles and/or other destruction insects or diseases if, within five (5) days after receiving notification from the Association’s Management Company, such removal is not accomplished by the owner.”

NOW THEREFORE IT IS RESOLVED, that the following actions will occur as part of the Association’s firewise efforts:

- Firewise inspection will occur in early April. All trees and debris in need of attention shall be marked (painted or tagged) by the inspection committee and noted on inspection report. Report will be turned in to Sarah no later than 12:00 p.m. on Monday April 14, 2008.
- Tuesday April 15, 2008 – Sarah will send Courtesy Notice (to be approved at 4/8/2008 meeting) to all lots appearing on the Firewise Inspection Reports with a completion date of Friday June 13, 2008.
- Lot owners will be given until Tuesday April 29th to respond with any questions, concerns, objections.
- Board of Directors and/or Firewise Inspection Committee will re-inspect lots that had received courtesy notices - Monday June 16, 2008.
- Any lot that has not completed the required work, as noted on the 6/16/2008 inspection report will be mailed a Final Notice no later than Tuesday June 17, 2008. They will be given until June 30, 2008 to comply.
- Lots that received Final Notices will be re-inspected on Tuesday July 1, 2008. Any lot that has not complied at this point will have self-help action taken.
- After lot has been cleared a Notice of Action Taken will be mailed to the lot owner along with a copy of the paid bill and a copy of their account history showing the amount owed to the Association.

SOUTHVIEW TRAILS COMMUNITY ASSOCIATION
P O BOX 10000
PRESCOTT AZ 86304-0010

- If homeowner has not reimbursed the Association forty five (45) days after sending the Notice of Action Taken, the Association will file a lien on the property.

The undersigned hereby certify that this resolution was adopted and made a part of the minutes at the April 8, 2008 Board of Directors meeting.

Linda Roegge, President
Shirley Pichoff, Secretary

BE AWARE . . . BE ALERT

Garage Doors: If you have to leave your vehicle parked outside your garage for the night, make sure your vehicle is locked and take your garage door opener inside with you. If your opener is programmed in your vehicle, then disengage the garage door.

Strangers at the Door: Call police if your doorbell rings in the middle of the night. Do not open door to unknown persons.

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