

Sonoran Heights II

March 2009

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As you already know the Board of Directors was able to keep the 2009 assessment rate to \$42 quarterly, or \$168 annually. To achieve a balanced budget without an increase of dues, despite an increase in services, vendor fees, and utility increases, was no small accomplishment! Thanks to reviewing the landscaping contract we were able to save over \$110 monthly in landscape maintenance fees without sacrificing services. We have heard many compliments for the new landscaper, Tumbleweed Weed Control, which we have passed along to the owner, Mark Carpenter. Many times Mark himself is part of the service crew that comes out twice monthly—talk about service! Thanks to his diligent efforts the large common area behind the homes on the south side of Sonoran Heights Drive is also getting a clean-up as part of the regular maintenance—another savings to the community.

About one day before each Board meeting the agenda is posted on the community website. Stop by and take a look at the agenda if you have any questions regarding what will be discussed. The website is also updated after each meeting with approved meeting minutes and other announcements. You can also find a formal complaint form if you have concerns regarding activities in the neighborhood and you can send messages directly to the Board if you want to bring items to their attention.

The Social Committee is working diligently on planning the next community event. Last year's block party was a success and many residents have inquired when the next one will be. Keep your eyes and ears open for notices on events for 2009!

Stay tuned!

Your Board of Directors
Sonoran Heights II Homeowners Association

Visit us at

www.sonoranheights2.com



IT'S TIME TO PARTY!!



Mark your calendars for the 2nd Annual Sonoran Heights Spring Barbecue scheduled for **Saturday, April 25th @ 5:00 PM**. Bring your chairs, drinks, and a dessert to share and come fellowship with your neighbors. Advance tickets will be sold door-to-door in the coming weeks for a nominal fee to secure attendance, however the Association will be covering most of the expenses so we don't have to worry! There will be entertainment for both adults & children, so save the date, bring your family and let's have some fun!

Who Do You Call?

Have you ever wondered who to call when you see (*insert problem or concern here*)? At the Board meetings we are asked regularly who residents should call when they come across various situations. Below is a quick list of some issues and who to call.

- Emergencies or anytime you need the presence of a police officer**.....911
- Tucson Police Department Non-Emergency Line**.....791-4444
- Animal waste, barking dogs, off-leash pet**.....County Animal Control Enforcement, 243-5900
- Association landscaping**.....Lewis Management Resources, 742-5674
- Broken or non-functioning mailbox lights**.....Lewis Management Resources, 742-5674
- Illegal street parking**.....City of Tucson Parkwise, 791-5071
- All Association related concerns**.....Lewis Management Resources, 742-5674

Violation Letters

Did you get a letter from the Association regarding a possible violation of the governing documents on your property? It is the Association's responsibility to enforce the documents and Lewis Management Resources is contracted to conduct violation inspections and issue letters when necessary. The Board determines what violations to look for and when to send letters. These processes are already outlined so Lewis Management can simply follow the pre-determined steps to addressing violations. If you receive a Hearing Notice you are being asked to meet with the Board and discuss the violation in person. It is important to note this is your opportunity to discuss the matter face-to-face and you should always take advantage of this whenever possible. If you need assistance in resolving your violations, we are always here to help and offer advice. The first step is to come and meet with the Board.

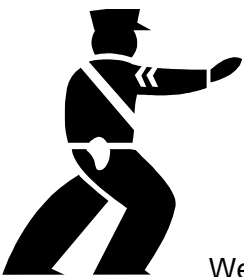
If you get a Hearing Notice and cannot attend the meeting or have resolved the matter, you can call or email Linda Parker, our community manager, and discuss it with her prior to the meeting. She will relay your comments to the Board for discussion and you will receive a letter after the Board has made a final decision. But if you do nothing and the violation continues the Board can vote to impose a fine against your property, which is always something the Board would like to avoid.



If you haven't checked your exterior lights lately you might be surprised to find the bulbs may be burnt out. You should check all outside front area lights regularly to be sure they are working properly. Tucson Police says light is an effective crime deterrent!

The area in between the sidewalk and the street is called a curb strip and is maintained by the Association as a service to the community, however maintenance is limited to only twice per month. Because this is the area we place our trashcans each week we must remember to sweep gravel back up from the streets and off the sidewalks. It's a hazard for pedestrians and gets kicked up by passing vehicles.

Front and side yards facing the streets are not always cleaned up thoroughly. When trimming and pruning, extra care should be taken to remove all debris from underneath trees and other plantings. A few minutes with a leaf blower or small garden rake easily removes small pieces of debris so they can be swept up and thrown away. These extra few minutes make a significant difference in the appearance of our homes.



**WARNING!
CHILDREN AT PLAY**

We are still having problems with speeding through the neighborhood. Although we know that much of the problem is related to vehicles shortcutting between Broadway and Houghton we know residents and guests also speed through the community.

PLEASE SLOW DOWN!

The weather remains nice enough most of the year to keep kids playing outside more often. We don't want any unfortunate accidents as a result of reckless speeding and driving through the community. And be sure to keep your eyes open at all times for small kids and other pedestrians.

**Before You Consider That
Paint Job...**



The Association has a policy regarding repainting the exterior of your home. If you want to repaint you are required to submit an Architectural Review form for approval prior to beginning work. If you've tried recently to find the paint colors of your home you already know the original paint colors, by their original names, no longer exist. And many have discovered what was thought to be a match to their homes is not quite exact. The Architectural Review Committee is attempting to identify appropriate paint colors for our community and until they have finished this project all repainting jobs require approval. All submittals are required to be reviewed and responded to by the Association within 30 days of receipt. A copy of the Architectural Review form can be found on our website.

www.sonoranheights2.com



Missing Something??

Several homes throughout the community are missing roof tiles. Throughout the years monsoons and heavy winds have knocked off one or more of our tiles and it's our individual responsibility to replace them. This is considered a duty of maintenance item and enforceable by the governing documents. In the past, however, owners have shown themselves to be diligent in replacement of roof tiles and enforcement has not been necessary. We are proud of our community residents for taking care of things on their own. Not many Associations can say this about their owners but we sure are glad we're one of them!



And the Winners Are....

Thanks to all who participated in the Holiday Events. We collected 300 lbs of non-perishable items which were donated to the Tucson Community Food Bank.

The winners of the Holiday Decorating Contest were:

- 1st place: 10149 Sonoran Heights Place
- 2nd place: 10202 Covington
- 3rd place: 330 Sonoran Heights Drive

Many thanks to all the neighborhood youth who volunteered to judge on a chilly December evening!



2009 Board Meetings

All Board meetings are held at Eastside City Hall Ward II Office, 7575 E. Speedway Blvd, beginning at 7:00 PM. Any change to this schedule will be noticed as necessary by an additional mailing.

April 14th
June 9th
August 11th
October 13th
November 10th (Annual Meeting)

Don't forget...

- Assessments are due the 1st day of each quarter — January, April, July, and October. The 2009 assessment per quarter is \$42. You can pay as far in advance as you like and your account will be appropriately credited.
- If you are going to be away from home for an extended period of time be sure to let a neighbor know so they can keep an eye out for suspicious activity in your absence. It's a great way to help each other!

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ADDRESS SERVICE REQUESTED