

Sonoran Heights II Newsletter

March 2012

Visit us at www.sonoranheights2.com

Board of Directors

Vincent Tarantola
President

Guillermo Figueroa
Treasurer/Secretary

2012 Board Meetings

June 13, 2012
August 8, 2012
October 10, 2012
November 14, 2012 -
Annual Meeting
December 12, 2012

7:00 PM
Ward II Office
Eastside City Hall
7575 E. Speedway

Lewis Management Resources, Inc.

An Associa Member Company
180 W. Magee Road
Suite 134
Tucson, AZ 85704

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Kolleen Weber, CMCA
Community Manager
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Daniela Keiser,
Assistant Manager
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The **5th Annual BBQ** for our community will be held on **Saturday May 12, 2012**. The Sonoran Heights II Board of Directors and the Social Committee would like to invite you to take part in the festivities again this year! BBQ-4-U will be there providing great food, remember to bring something to drink. Music and a jumping castle will also be provided to bring more fun to the party! Please be sure to put this date on your calendar!



Are My Plants Dead or Alive?

The weather is warming up. There were a lot of plants damaged by the winter weather. Now is the time to see if your plants are still alive or if they are dead. Look at



the bottom of your plants to see if there are any new green leaves under the dead ones. If so, your plant is still alive. If not, it's probably dead. Another way to tell if your plant is alive is to bend some of the branches. If they are stiff and snap off, your plant is dead. If the branches are flexible when bent, they are still alive.

Once you've determined that your plants are still alive, you can cut them down to the new growth and they will grow back. This process works especially well for lantana, oleanders,

bougainvillea, and Texas rangers. One plant that does not grow back well from being cut down is the cassia plant. When they are cut down, they may get a small amount of regrowth but will not grow back into the shrub shape they originally had.

Go ahead and cut your plants back now. The time is right to do this. Do not worry about cutting them back too much, most desert plants can take the severe cut back and will look great again. Remove dead plants now and add new ones. The nurseries are coming out with new plants. Be patient, some of the nursery plants are small and it's taking time for the nurseries to get their spring plants in. Make sure that your irrigation system is working properly to give new plants the best chance to flourish.



WEEDS

Nearly everyone is "fighting" weeds and this problem will continue with the start of the "monsoon" season. The mild winter has encouraged weed establishment and some of our yards need constant attention. This problem can be solved by use of pre-emergent herbicides or by hand pulling of weeds. Both solutions can be effective if done properly. Owners of individual lots are responsible for controlling weeds in the front and side yards. The association CC&Rs requires all homeowners to keep their property free of weeds.

Website

Please be sure to go to the HOA website at www.sonoranheights2.com for information regarding the community and up dates!

Dog Scoopage

One of the biggest complaints that we hear is of dog feces being left in other people's yards and in the common areas.



PLEASE BE A RESPONSIBLE DOG OWNER! There are many ways to dispose of the feces while you are out on your daily walk. You could use a plastic shopping bag and turn it inside out over your hand and use it as a glove to pick up the feces. You can also purchase a pooper-scooper at your local pet store. Remember it is against the law to allow your dog to leave anything behind on other's property. Fines and Penalties can be significant. Please report any violations to:

Pima County Animal Control
243-5900

Numbers to Remember

Emergency 911

Tucson Police Department Non-Emergency 791-4444

Animal Control 243-5900

Illegal Street Parking - City of Tucson Parkwise 791-5071

Lewis Management 742-5674

Poison Control Center 626-6016

SW Gas, emergency 746-1076

SW Gas, non-emergency 889-1888

TEP, outage hotline 623-3451

TEP, non-emergency 623-7711

Architectural Improvements

Residents and homeowners are reminded that any modification to the exteriors and yards of your properties require approval in writing by the Architectural Review Committee. This must be done even if the intended alteration conforms to the CC&Rs, even when the changes are similar or substantially identical to alterations previously approved.



These requirements maintain the architectural character and aesthetics of *Sonoran Heights II* as well as helping to maintain accurate records on everyone's lot; they are in place for the protection of the individual homeowner. An improvement, modification, or addition to a property without approval may place the homeowner in violation of the CC&Rs. When that happens, the homeowner can be required to remove or correct the changes.

It is simple to make application for approvals: just fill out and submit a completed Architectural Improvement form to Lewis Management Resources, Inc., 180 West Magee, Suite 134, Tucson, AZ 85704, so it can be forwarded to the reviewing committee.

Owners are encouraged to work with the Association by making proper application for any and all improvements, including, among other things, painting, color changes, construction, landscape improvements, decorative brickwork, walkways, awnings, and sheds. We all want to keep *Sonoran Heights II* an attractive and desirable place to live.

Sidewalk Repair in Tucson



In the City of Tucson sidewalk repair is up to the owner of the property that the sidewalk is on.

If owners cannot afford to fix the sidewalk along their property, the city will fix it to eliminate the public safety hazard. But the city can also charge the property owners for the cost of repair.

Regardless of who puts in a sidewalk or makes the repairs, if someone gets hurt because of an unsafe sidewalk, the property owner is responsible for claims filed against the city.

Even if homeowners do the sidewalk repair themselves, it must be inspected and meet city specifications. The Tucson Department of Transportation spends about \$300,000 a year on sidewalk maintenance even though it's not part of its budget, because property owners are supposed to do those things. The department cannot track every sidewalk that needs repair, so it relies heavily on calls from the public.

Source:
Arizona Daily Star. February 4, 2007. Page 1.