

Sonoran Heights II Newsletter

January 2013

Visit us at www.sonoranheights2.com

Board of Directors

Vincent Tarantola
President

Robert Lupp
Treasurer/Secretary

2013 Board Meetings

February 21, 2013
April 11, 2013
June 13, 2013
August 8, 2013
November 14, 2013 – Annual Meeting
December 12, 2013

6:30 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
Phone: (520) 742-5674

In order for us to help serve you better, please have your account number or address ready for the customer service representative.

For after hours emergencies: select option 5

Fax: (520) 742-1523
www.lmri.org

customerservice@lmri.org

Kolleen Weber, CMCA
Community Manager
kweber@lmri.org

Jennifer Hourscht,
Assistant Manager
jhourscht@lmri.org

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



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 and the Guidelines, and 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 Guidelines and 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, please contact Lewis Management Resources, Inc. to request a form. Complete the form and return it to Lewis Management Resources, Inc., 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.

Website

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

Prevent Burglary

American homes are victims of burglary about every 15 seconds, according to the U.S. Department of Justice. The typical homeowner suffers a loss of nearly \$2,000 in stolen goods or property damage. With the national economy getting worse, burglary is again becoming a more common crime.

Bushes, shrubs and trees can offer an intruder places to hide and camouflage signs of a break-in. Trim back any overgrown vegetation so that your home's windows, porches and doors are visible to neighbors and passersby.

Use shades, drapes and other window treatments to keep potentially tempting household items out of view. Burglary is sometimes a crime of opportunity and "window-shopping" is one way criminals choose potential targets

Adequate nighttime illumination is critical, because a dark or poorly lit property makes it easier for a burglar to go about unseen. Use timers that are hooked up to indoor lights, as well as radios or televisions. This makes it appear more like someone is really at home.

A deadbolt should be installed on every exterior entry door. But the best form of protection is to simply lock all your doors and windows whenever you leave your home.



Weeds

Spring weeds can be nipped in the bud with proper application of a pre-emergence plant protectant. The HOA landscaping company, Tumbleweed Weed Control & Landscaping, will spray homeowners front yards with pre-emergent for \$20.



For an additional \$20 they will spray the backyard. This is billed directly to the homeowner. Please contact Lewis Management if you are interested in this service. The pre-emergent spraying will be scheduled when there is a good chance of rain. The rain soaks the pre-emergent into the ground. You will be contacted when a date has been scheduled to spray the emergent.

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 Resources Inc. 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

Waste Management: 744-2600

