

Sycamore Canyon



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COMMUNITY UPDATE FROM THE PRESIDENT

Happy Holidays!

Amazing how each year flies by and we are here again to celebrate the end of another year and prepare for the upcoming one.

I am happy to report the HOA was able to stay within budget through the first 11 months of 2012 and hope/expect December to keep within the budget. We will be able to place into the Reserves account the minimum of \$35,000 this year as warranted by the Reserve Study. This bit of good news means that the approved 2013 Budget (see attached) will not change the Master monthly assessments (\$65/month) for the homeowners in Sycamore Canyon.

During this "thankful" season, I wanted to thank a few people:

- Thank you to resident Tony Luceri for his efforts in 2012 for supervising the maintenance of the pool equipment and forming the foundation for the community to be able to keep the pool working properly from here on out.
- Thank you to the Events Committee April Bourie, Gina Axford, Rebecca Kranz, Alexis Reamer, and Suzy Tracy (web designer extraordinaire). They helped re-make an incredible Sycamore Canyon community website which among other things provides information on the upcoming events and photos of past ones. You can find it at: sycamorecanyontucson.com I encourage all residents to use it for obtaining the most current information on the events at Sycamore Canyon.
- Thank you to the Buffelgrass Brigade (Charlie and Donna Spies, Michael Walser, Dave Knawa, Jerry and Lia Lavallee) who spend time nearly every month for the benefit of the community to help remove and maintain control of the troublesome Buffelgrass within the community - plus the many other residents who offer their support when they can. I encourage all of you who have not participated in these efforts to see for yourself the kind of hard work they do for everyone. It's truly remarkable. It's a great and productive way to exercise too :)
- Thank you to Tricia Beeler, the community HOA manager for her work in doing all the things an HOA manager does for its members - which is plenty trust me.

I also want to thank all homeowners that help make Sycamore Canyon look wonderful.

May everyone have a great holiday season with their loved ones and please be sure to be safe.

Jamie Argueta
Sycamore Canyon Board President

**September
2012**
**Financial
Report**

**Operating
Account**

Last Month
Ending Balance
\$37,460.83

Total Income
Current Month
\$28,311.04

Total Expenses
Current Month
\$32,428.72

This Month
Ending Balance
\$33,333.15

**Reserve
Account**

Last Month
Ending Balance
\$66,186.86

Total Income
Current Month
\$2.42

Total Expenses
Current Month
\$0.00

This Month
Ending Balance
\$66,189.28

**Account
Balances**

Delinquent
Assessments
\$21,896.39

Prepaid
\$19,542.94

Save the Date!!

The Sycamore Canyon Annual Meeting of the Member!!

More information to come!

The Annual Meeting of the Members of the Sycamore Canyon HOA will be held as follows:

Date: January 24, 2012

Time: 6:00PM - Sign In
6:15PM - Meeting called to order

**Location: Corona Foothills Middle
School – MPR Room**

Holiday Lights

The holidays wouldn't seem complete without a well decorated house and lots of lights. The HOA would like to remind residents to be sure and remove holiday lights and decorations by the first of February. Thanks to all & Happy Holidays!!



Reminders

House Paint—Many homes in the community will soon need to be painted, especially due to fading.

Please take a look at your home and if painting is needed, submit a Design Modification Request and include the colors you would like to use.

Trash Cans—Remember that trash containers must be stored away at all times as not to be seen from the street or neighboring property.

Winterizing Outdoor Pipes—One of the challenges in winter is keeping the water pipes outside the house from freezing. One option is to try running a constant trickle of water through the pipes. Of course you don't want to do this all winter, but a steady trickle works well during those extreme cold spells when you're worried about the pipes freezing solid. Another option is to wrap the exposed pipes with insulated tubing or wraps. These can be found at any major hardware store. Using towels is not recommended as they absorb moisture and freeze faster.

Dog Poop Stations—Attention all dog walkers!! Two new dog stations have been installed along Rustling Leaf. Please always remember to pick up after your pet.

Payment of your Assessments—Don't forget that the Association has changed banks. If you have Auto Pay through Cadden, you don't need to do anything. However, If you mail your payments or have bill pay through your bank be sure to change the address to:

Sycamore Canyon HOA
c/o Cadden Management
PO Box 94737
Las Vegas NV, 89193-4737

SYCAMORE CANYON EVENTS COMMITTEE

Celebrate the season Sycamore Canyon Style:

**All Holiday
Hayride
Reservations Full**

Special thanks to everyone who reserved spots on the Holiday Hayrides. All spots are now full, and no other reservations are being taken. We look forward to seeing you hay-riders on Dec. 16! **IF YOU DID NOT RECEIVE A CONFIRMATION EMAIL FROM GINA AXFORD, YOU DO NOT HAVE A RESERVATION!** Please email sycamore_canyon@yahoo.com if you think you should have a reservation but haven't received confirmation from Gina.



Holiday Lights

Contest

Photos due: **December 16**

Voting: **December 18-22**

Winner Announced:



December 23



Let's go Christmas caroling! Bring the family (and maybe strollers for the little ones) for some fun. Want details? Read on!

- Friday, December 21
- 6:30-8:30pm (or whenever you need to call it quits)
- Meet at the swimming pool parking lot. We'll do most of our caroling around that area.

This activity is free so come on by! Contact Allie at 520-647-1504 with any questions, RSVP by December 17th.

A beautifully-lighted house brings joy to all who see it. Share the splendor with your neighbors by entering your home in the neighborhood Holiday Lights Contest. You could win a \$50 Home Depot gift card. To enter, email a photo of your home lit at night to sycamore_canyon@yahoo.com by December 16. Voting will be held on the Sycamore Canyon Facebook page from December 18-22, and the winner will be announced on December 23; just in time for residents to enjoy on Christmas Eve.

Next year's events will be announced shortly! For detailed information, check www.sycamorecanyontucson.com. If you have any questions about the events listed above or suggestions for future events, please email sycamore_canyon@yahoo.com.

We wish you the happiest yet of holiday seasons!

The Sycamore Canyon Event Committee:

Gina Axford
April Bourie
Alexis Reamer
Suzy Tracy

Caroling!!



If you have made a recent change in your e-mail address, please visit the community website and update your email address or contact Cadden Management. Important e-mail blasts are sent to your e-mail address on record.

Winter Annuals

One of the advantages of living in the Southwest region is bright, colorful flowers year-round. Annual flowerbeds can brighten up any area. Selecting the right annual flowers for the weather is critical to achieving a seasonal burst of color. Add some color to your landscaping with these suggestions:



Geranium

Geraniums can be planted in a bed all by themselves, or mixed in with other annuals. Size varies with species, although most are low growing, from 3" to about 2' tall. Geraniums spread by rhizomes to 2-4 feet, but can be kept in check by periodic dividing. It is important to water geraniums thoroughly and let the soil dry between waterings.



Petunia

The petunia is a flowering plant that originated in South America. It is a relatively small plant that comes in a variety of colors such as: white, yellow, pink, red, blue, or purple. Petunias are available in four main sizes: grandiflora (the largest type of petunia); spreading (covers about three to four feet of area); multiflora (multi-colored petals); and milliflora (smallest leaves). Petunias thrive in areas with 6-8 hours of sun per day and moist soil.



Snapdragon

Snapdragons produce relatively large flowers on their stalks and heads given the size of the plant. This annual comes in a variety of colors and two sizes, which makes it a popular choice for winter color in the desert. Dwarf varieties grow to about 10 inches while the taller types grow to a height of 18-24 inches. Snapdragons do need to be "dead headed" throughout the season to remove the flowers that are past their prime.



Pansy

As a member of the violet family, pansies are known for their wide variety of bright colors. They make good additions to annual beds in full to partial sun locations during our desert fall and early winter. As with most annual flowers, keep the soil moist and well drained to encourage growth and healthy blooms. These plants prefer not to be crowded by neighboring plants and can grow to 9 inches tall.



Cyclamen

The unique shape of this flower makes it an interesting addition to fall/winter flowerbeds. They come in a variety of colors in red and purple family. The flower stalks rise above the round leaves and can grow up to 14 inches tall. Ensure the bed is well drained and plant in partial sun locations.



Avoiding Conflict with the Neighbors

We all *can* just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

Provide a heads up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

Know your differences. Make an effort to understand each other. Differences in age, ethnic background and years

in the neighborhood can lead to different expectations or misunderstandings.

Consider the view. Keep areas of your property that others can see presentable.

Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.

Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.

Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

USE MANUAL RAT TRAPS, NOT POISON

All of us have experienced the frustration of rodents on our property and it's natural to want to GET RID OF THEM. When you do, remember that rat poison works SLOWLY. The rat or mouse is poisoned. It's weakened, so an owl or hawk (or your dog or cat) can catch it more easily. The predator eats the rat and now the bird or mammal is dead, too. To eliminate this problem, use snap traps or live traps. That way the predators stay alive to help US keep the rodent population under control. And we keep our pets out of harms way.



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SPECIAL neighborhood service call rates,
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Easy tips to keep cool and help manage energy cost!

- Make sure unit is up to date on service to help prevent mechanical failure.
- Install a Programmable Thermostat and consider setting air conditioners a few degrees warmer on hot days. Every degree you add to your temperature in the summer can reduce your energy usage by up to 5 percent.
- If your home has an attached garage, keep your garage door closed during the hottest hours of the day. This can reduce the amount of cool air that might escape.
- Close air conditioning registers in unused rooms and keep the doors to those rooms closed. This will reduce the amount of energy your air conditioner will use to maintain the homes temperature.
- Remember, keep filters clean.

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\$10/dog admission (special offer).
Held every week on
Friday or Saturday @ 0900

Sycamore Canyon Park
(Call for directions)

www.tlpawsandclaws.com

Dog Training



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Tiffany Lee

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SYCAMORE CANYON HOMEOWNERS ASSOCIATION 2013 BUDGET

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		Sycamore Canyon 2013 Budget	
		Homeowner Assessment	\$65
		Number of Current Units	
GL#	Block B Cost Center	INCOME/EXPENSE	2013 Proposed Budget
		DEVELOPER SHORTFALL	
3040		Shortfall Estimate	
		INCOME	
3010		Owner Assessments	\$386,100
3010	100	Owner Assessments Block B	\$6,336
3011		Lot Owner Assessments - 25%	\$0
3011	100	Lot Owner Assessments - 25% Block B	\$0
3020		Late Fees	\$500
3040		Developer Shortfall Paid	\$15,000
3075		Pool Keys	\$0
3070		Fines - CC&R Violations	\$0
3085		Postal Locks	\$0
3100		Working Capitol 16.67%	\$0
3105		Working Capitol Developer	\$0
3110		Suspense	\$0
3133		Pool Key Reactivation Fee	\$0
3135		Miscellaneous Income	\$0
3140		Builder Assessment -25%	\$0
3140	100	Builder Assessments - 25% Block B	\$13,000
3147		Block 1 Assessments - Unity LP	\$1,000
3180		Interest	\$0
3145		Builder Assessments SOMBRA	\$0
3990		Bad Debt	-\$12,277
		TOTAL INCOME	\$409,659
		EXPENSES - FIXED	
4010		Property Taxes	\$800
4011		Reserve Transfer	\$35,000
4011	100	Reserve Transfer Block B	\$5,000
4013		Working Capitol Transfer	\$0
4025		Licenses & Permits	\$650
4015		ACC Report	\$10
4020		Income Taxes	\$45
4030		Insurance	\$7,200
4045		Backflow Prevention Testing (18)	\$900
		Subtotal	\$49,605
		UTILITIES	
4110		Electric General	\$14,400
4110	100	Electric - Block B	\$0
4111		Electric Pool Pumps	\$0
4120		Water/Sewer	\$21,000
4120	100	Water & Sewer - Block B	\$0
4130		Gas	\$7,500
		Subtotal	\$42,900
		OPERATING	
4205		Pest Control	\$300
4210		Lighting Supplies/Maintenance	\$300
4215	100	Street sweeping	\$0
4220		Trash Service	\$88,656
4221		Foundation Fee	\$19,308
		Subtotal	\$108,564
		GENERAL REPAIR & MAINT.	
4305		General Maintenance	\$2,500
4305	100	General Maintenance - Block B	\$0
4310		Painting & Supplies	\$0
4315		Sign Maintenance	\$400
4320		Fountain Maintenance (4)	\$200
4340		Clubhouse Maint	\$0
4350		Postal Locks	\$400
		Subtotal	\$3,500
		GATE	
4410		Gate Electric	\$0
4410	100	Gate Electric Block B	\$360
4420		Gate Phone	\$0
4420	100	Gate Phone Block B	\$540
4460		Gate Remotes	\$0
4465		Gate Repair	\$0
4465	100	Gate Repair Block B	\$300
4470		Gate Maint Contract	\$0
4470	100	Gate Maint Contract Block B	\$360
		Subtotal	\$1,560

SYCAMORE CANYON HOMEOWNERS ASSOCIATION 2013 BUDGET

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		Sycamore Canyon 2013 Budget	
		Homeowner Assessment	\$65
		Number of Current Units	
GL#	Block B Cost Center	INCOME/EXPENSE	2013 Proposed Budget
		POOL & SPA	
4510		Pool Maintenance Contract	\$12,000
4515		Pool Monitoring	\$0
4520		Chemical/Supplies	\$7,500
4530		Janitorial Services	\$4,200
4540		Janitorial Supplies	\$200
4560		Permits	\$215
4570		pool HIS connection	\$912
4580		Pool Repairs	\$9,000
		Subtotal	\$34,027
		LANDSCAPING	
4605		Maintenance Contract	\$108,000
4610		Plant Replacement	\$0
4611		Monument Flower Repla - 3 x yr	\$500
4615		Irrigation Repairs	\$2,500
4661		Lot Clean ups	\$400
4625		Tree Maintenance	\$0
4630		Herbicides	\$7,000
4640		Recreation Area Maint	\$1,500
4635		Overseeding	\$4,000
4655		Landscape Improvements	\$0
4660		Non-Contract Landscaping	\$2,500
4665		Irrigation Timers	\$0
		Subtotal	\$126,400
		ADMINISTRATIVE	
4705		Accounting/Tax Preparation	\$250
4710		Management Fees	\$30,120
4710	100	Management Fees Block B	\$0
4715		Postage	\$1,500
4720		Copies	\$900
4722		Scanning	\$180
4725		Coupon Books	\$2,200
4732		Design Review Fees	\$0
4735		Legal Fees	\$2,000
4737		Delinquency Notices	\$0
4740		Long Distance Calls	\$5
4745		Office Supplies	\$400
4750		Banking Supplies	\$43
4751		Bank Fee	\$0
4755		Meetings/Conference	\$150
4760		Printing & Newsletter	\$600
4761		Newsletter Mailing - Bulk	\$0
4765		Fax Service	\$55
4773		Membership Fees	\$0
4780		Web-Site Expenses	\$1,200
4770		Committee Expenses	\$3,500
4790	100	Miscellaneous - Block B	\$0
4790		Miscellaneous	\$0
		Subtotal	\$43,103
		Total Operating	\$409,659
		Total Operating Income	\$409,659
		Total Operating Expenses	\$409,659
		Net Income / (-Loss)	\$0
		Estimated Cash at Year End	