

SYCAMORE CANYON



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COMMUNITY UPDATE FROM THE PRESIDENT

Happy Fall everyone.

This past summer has been a muggy one as we await the cool time of year to start sooner rather than later. We've had a few bouts of monsoon weather but overall the community has withstood our summer rains in a good manner. Thanks as always to the resident volunteers in the Buffelgrass Brigade for their continued diligence in battling buffelgrass during this time year (hot and humid). Things have otherwise been fairly quiet this year, thankfully. Issues throughout the community have not been out of the ordinary and we appreciate everyone's help keeping our community looking great.

As some homes in Sycamore Canyon are reaching 8 years old, the Board would like to remind everyone that some homes are needing to have their exterior re-painted. The HOA will be sending "notice" letters (not violation letters) to those homes which are deemed in need of painting. Painting of a home is one of those items on the home maintenance checklist that usually sneaks up on people. Please note the HOA is requesting that in most cases the entire exterior of the home be re-painted in order for the home to appear complete – touch up exterior painting on homes generally does not provide the necessary corrective measure on the home. Please keep an eye on the fascia boards of your home as well (located beneath the tile roof), as it tends to require maintenance ahead of the exterior walls. Our manager, Tricia, has done a great job of working with a Dunn Edwards representative to organize the color schemes of the all the existing homes based on the builder in your neighborhood. Please see the item included in this newsletter providing information on how to locate your color scheme on the internet.

In other news, Richmond American has purchased the 49 lots located in Block 1 – the area behind the Sycamore Canyon entry monument. They will be building homes ranging from 2100-2900 square feet and are restricted to one-story homes. It is expected that there will be site work within the next 30 days.

The upcoming Fall Festival at the park is an event everyone in the community should try to attend. Meet your neighbors and have some fun in what is hopefully cooler weather. The Events Committee did a great job last year so please go out there and support their wonderful efforts by attending and having a good time.

Jamie Argueta

Sycamore Canyon Board President

Graham Crackers with Fruity Cream Cheese

Here is an easy to prepare, easy to pack, easy to eat snack idea.

- 1 Box of your favorite graham crackers
- 1/2 Pound of your favorite fruit, that's easy to mash. Berries, bananas or ripe pears work best.
- 1 container of regular or low-fat cream cheese.

It's so simple it only has three steps.

1. Mash the fruit.
2. Mix with your cream cheese.
3. Spread between two graham crackers. Oops, we forgot about the 4th step... enjoy!



Need to paint your home?

A fresh paint job has the power to totally transform the look of your house in less time and for less cash than any other remodeling project. That thin skin of resin and pigment also protects your investment, shielding it from sun, wind, and rain—until the paint begins to fade, crack and peel, that is. Then it's time to freshen up with a couple of new coats.

It is that time....time to paint your home!! Many homes in the neighborhood need to be painted, as they are showing lots of streaking and fading. Painting your home is one of the easiest and cost effective ways to improve your home. The Association has put together a paint book with the color schemes from each

builder. You can also take a look at the color schemes on-line at <http://www.dunnedwards.com/Homeowners/ExploreColor/ColorTools/ColorArchive.aspx>. Click Vail, then AZ, click the drop down menu to find Sycamore Canyon and then click on your builder. If an owner clicks to download a color scheme, a PDF opens to a larger version of the color scheme and a 37% discount code will be given. The HOA does not have any record of homes original paint color. Homeowners or their contractor will need to determine which color scheme to use.

A Design Modification Request is required even if you are painting your house the same color. If you are planning to change the color of your home a 2 foot by 2 foot section of the home must be painted the requested color to be reviewed by the committee prior to approval.

*NOTE: Colors have been updated to the nearest Perfect Palette color and may not be an exact match. These colors are not recommended for touch-ups; complete repaints only.

Modifications— The Design Guidelines describe the procedure for approval of exterior modifications to all homes. Once the original construction of a home has been completed, any modification to the exterior of a home, including landscaping, must have prior written approval from the Design Review Committee. Modifications that require approval include, but are not limited to, swimming pools; play structures; additions or changes to patio walls and gates; driveways extensions; installation of security doors and sunscreens; front and back yard landscaping, front courtyards; flag poles; painting; patio enclosures; and armadas. A written request along with drawings and specifications for any modification must be submitted to the Design Review Committee. The Design Modification Form can be found online at <http://sycamorecanyontucson.com/> and click on Forms.



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October 19, 7 am - 1 pm

Here's your opportunity to get rid of all those things in your garage that you haven't used in years. The Events Committee will advertise this event on the Pima County Fairgrounds Sign, via email, online, and send the information to the local newspapers. All you have to do is provide the merchandise.

The day of the event, we will put directional signs at the major intersections of the neighborhood off of Sycamore Leaf Trail, but feel free to put out additional signs on the side streets to direct buyers to your yard sale. It's a great way to make money and meet some of your neighbors!

Registration Open for Booths at the Fall Festival & Artisans Market

The Sycamore Canyon Events Committee is hosting its annual Fall Festival and Artisans Market on November 2 from 11 am – 5 pm. Registration is now open for the Artisans Market! A variety of exhibitors will be attending, from arts and crafts vendors to community organizations to groups wanting to distribute information about their causes or businesses. The Fall Festival, held in conjunction with the Artisans Market, includes pony rides, a petting zoo, jumping castles and food trucks. The event draws approximately 500 people and is the only Artisan Market in the area! A 10 x 10 booth costs \$30, and for the first time this year, the length of the event has been extended to 6 hours! For more information and to register, go to www.sycamorecanyontucson.com/



Parking— On street parking is not allowed per the governing documents. While we know that you will have friends and family come to visit, we encourage you to have them park in the driveway during their visit.

Developers often put restrictions that prohibit or limit on-street parking in the CCRs for their communities because a street clogged with parked cars creates an eyesore and a potential hazard. Emergency vehicles may have difficulty getting through, and pedestrians – especially children – walking into the street from behind a parked car could be hit by a car.

RV/Boat Parking— 4 hours only!! No exceptions, fines beginning at \$100.00!! Parking on Sycamore Leaf for 48 hours only.



If you have made a recent change in your e-mail address, please contact Cadden Management at tbeeler@cadden.com. Important e-mail blasts are sent to your e-mail address on record.

August 2013 Financial Report

Operating Account

Last Month
Ending Balance
\$37,603.83

Total Income
Current Month
\$29,201.40

Total Expenses
Current Month
\$38,210.70

This Month
Ending Balance
\$28,559.53

Reserve Account

Last Month
Ending Balance
\$97,808.65

Total Income
Current Month
\$17.11

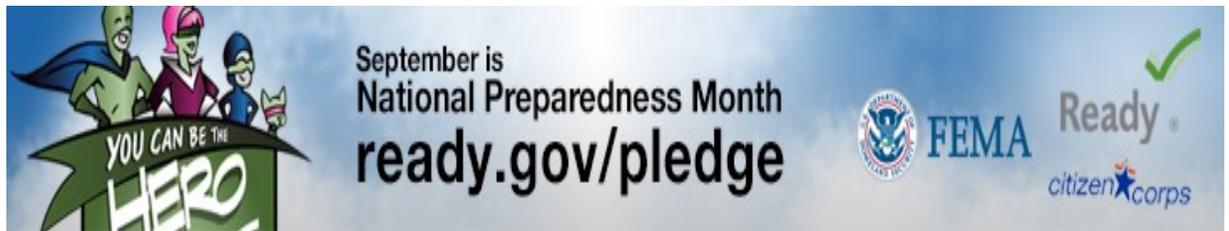
Total Expenses
Current Month
\$5,519.54

This Month
Ending Balance
\$92,306.22

Account Balances

Delinquent
Assessments
\$33,317.97

Prepaid
\$26,274.02



It's The Time to Be Prepared

September is National Preparedness Month. It's a great time to plan for an emergency or disaster. It is a myth that "nothing ever happens in Tucson!"

We are fortunate to live where few natural disasters occur. Earthquakes are very rare, hurricanes don't come our way and a tsunami just won't happen here. But it's foolish to assume that Southern Arizona is immune to disasters. No place is.

We live in an area where floods are a major cause of accidental death. There have been a recent rash of railroad accidents and a main line runs right through Tucson. Monsoons contribute major disruptions. Wildfires are common. And an industrial accident or even a terrorist event is always possible. Any one of a dozen local events could directly affect you. You absolutely need to make preparations now.

Consider how an emergency might affect your individual needs. You may need to live on your own without services or utilities for three or more days. No electricity; no telephone; no water; no access to medical facilities. How would you live without your daily resources?

Make a Plan: Think through the details of your everyday life and plan an alternative procedure. How you will contact people who assist you? What if the phones, cell phones or your Internet connection won't work? Identify people who can help you in an emergency. Is there a neighbor who can help? If you needed to evacuate, what transportation could you use? What's the back-up plan? And most important, write your plan down. Start with a checklist of items you need to take in an evacuation.

Share it with your family, friends, care providers and others in your personal support network.

Basic Supplies: Think about the basics – food, water, clean air and life sustaining items. Make an emergency supply kit consisting of a gallon of water per person for three days, non-perishable food (don't forget a manual can opener), a dust mask to help filter contaminated air, and a battery-powered radio and extra batteries. Keep a flashlight with extra batteries handy. Don't wait until your car's gas gauge is sitting near empty. It's best to fill it up whenever it gets below the half way mark. Because if an evacuation is necessary there will be long lines at the filling station... if they have power to pump gas.

Medications and Medical Supplies: Keep a week's worth of medications on hand. You should also keep a copy of your prescriptions. If you undergo routine treatments or receive regular home health care services, treatment or transportation, talk to your provider about their emergency plans. Identify back-up services.

Keep Emergency Documents: Keep copies of important documents such as prescriptions, family records, legal documents, car, home and medical insurance, etc. Paper copies are good, but scanning documents onto a USB flash drive is perfect.

For lots more excellent ideas, go to any of these sites: www.readytucson.org, www.ready.gov or <http://arizonafirst.org>. For your family and yourself... do it today!