

SYCAMORE CANYON

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COMMUNITY UPDATE FROM THE PRESIDENT

Happy Summer 2013.

It's that time of year when the temperature gets warm and we prepare for the monsoon season. Here are several updates and reminders:

- **Pool safety and enjoyment.** The community gets its most use during this season and we would like to remind everyone the pool is closed on Mondays (except for holidays) to ensure the pool is safe for everyone. The HOA will be replacing the pool chairs this summer as the existing chairs have been exposed to plenty of use and weather over the course of nearly 5 years. The walls of the pool area will also be re-painted. The pool signs on the gates have been replaced. And please remember to pick up after your visit to the pool.
- **Park Shade Structure.** A park shade structure has been contracted to be constructed over the playground equipment starting in mid-June.
- **Pet care.** Please be mindful to ensure your pets are kept cool and with plenty of water.
- **Parking of RVs and Boats.** Many like to get away from the heat and go to the mountains, lakes or elsewhere during the summer. Please be mindful of the rules in place. There is a four hour limit rule for residents to maintain an RV or boat in front of their home for the purpose of loading or unloading. The CC&R's state RV's and boats are not allowed at all; however, an accommodation was provided to RV and boat owners of four hours but there has been continuous abuse of the rule. The HOA will be amending its fine policy for violations of RV and Boat parking to \$100 per violation. The HOA has designated several parking spots for temporary parking (not to exceed 48 hours) along Sycamore Leaf Road near Sycamore Leaf Road and Rustling Leaf Trail. Continuous violations of this rule will cause HOA to tow such vehicles in violation as allowed in CC&R's Section 4.2 (bb).
- **Parking.** Whether it's your car, RV or boat please remember that our streets are narrow and therefore the reason for our parking rules. Besides minimizing the congestion on the street, allowing access for people to walk on sidewalks, if applicable, is a must. Please do not block the sidewalk as there are disabled residents that use the sidewalk and have a difficult time getting by otherwise. Safety of others is a major reason for following the parking rules.
- **Be Aware of Wildlife.** The warmth helps bring out some of the original homeowners in Sycamore Canyon. Please be aware of snakes and such especially when walking.
- **Trails and Open Space.** Please note that wheeled vehicles are not allowed in the natural open space and trails within Sycamore Canyon (including Phase II). These areas are required to be left alone or for only "designated foot trails".

I hope everyone's summer of 2013 is enjoyable and thanks for keeping Sycamore Canyon looking great."

Jamie Argueta
Sycamore Canyon Board President

April
2013
Financial
Report

**Operating
Account**

Last Month
Ending Balance
\$56,491.95

Total Income
Current Month
\$40,189.30

Total Expenses
Current Month
\$43,514.35

This Month
Ending Balance
\$55,440.46

**Reserve
Account**

Last Month
Ending Balance
\$88,931.09

Total Income
Current Month
\$12.63

Total Expenses
Current Month
\$5,519.54

This Month
Ending Balance
\$83,424.18

**Account
Balances**

Delinquent
Assessments
\$29,522.32

Prepaid
\$33,250.03

This & That

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

Parking—Please remember that street parking is prohibited per the CCRs. 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. This is important because the streets in your community are narrow, and service vehicles like Saguaro Environmental have a much more difficult time maneuvering to pick up trash. Safety is also an issue, as cars parked in the street can cause blind spots where children can run out without warning.

RV/Boat Parking— 4 hours only!! No exceptions, and the Board will fine \$100.00!!

Pool Area—The pool and spa is open from 7:00 am– 9:00 pm, and closed Mondays for maintenance. Always remember pool safety first. Should there be an emergency please immediately call 911 or the fire department across the street. Anyone entering the pool area that is not a resident or does not have a key is trespassing and the police should be called immediately. The pool gate must be closed at all times!! Pima County Health Dept will shut down the pool if the gate is found open.

Mailbox Lights—Be sure to report any out mailbox lights to Cadden at 520-648-6730 or email tbeeler@cadden.com with the location and we will have the bulb replaced.

Trails—Biking on the trails is not permitted. Additional signs have been installed.

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

Wraps On Outdoor Pipes—Winter is long gone, please remove any towels, blankets, any material used to wrap your outdoor pipes.

Dog Stations—Attention all dog walkers!! Two new dog station s have been installed along Rustling Leaf. Please always remember to pick up after your pet even when on the trails or in natural areas.

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

Events Committee



Patriotic Bike Parade

Saturday, July 6, 9 a.m.
Sycamore Canyon Park

Decorate your bike, stroller or scooter patriotically and come join in the fun! We'll circle Sycamore Canyon Park several times in this parade. Refreshments will be available on a first-come/first-serve basis. No RSVP required, just come ready to have fun!



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 at tbeeler@cadden.com. Important e-mail blasts are sent to your e-mail address on record.

Need to paint your home?

It is that time....time to paint your home!! Many homes in the neighborhood need to be painted, as they are showing signs of streaking and fading. Painting your home is one of the easiest and cost effective ways to improve your home. The Association is working on compiling a book with the existing paint schemes. The HOA does not have any record of your original paint color. Many contractor are able to color match. 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.



If you have a complaint



If a homeowner has a complaint about another homeowner or would like to report a violation, a Complaint/Violation Form must be completed. This form will ask to indicate the person who observed the violation, the address of the property allegedly in violation of the associations governing documents, the date(s) the violation occurred and the nature of the violation. As per Arizona Law (A.R.S. §33-1242 and A.R.S. §33-1803) any complaint lodged with the Association will not remain anonymous. The person reporting the alleged violation must state their first and last name and this information must be available to the party who is accused of a violation. Complaint/Violation Forms may be obtained from Cadden Management.

Dogs & the Heat



Summer is here and that means outdoor fun--but the heat of the day can be detrimental to your dog's health. Dogs have a higher internal temperature than humans and they can get hot very quickly. Outside activities can be fun to share with your family dog; but remember to protect him from the summer heat. If you aren't careful, your dog could suffer from heat exhaustion. Living in a region where summer temperatures can be higher than 100 for a good part of the summer means that there are some things you should know to keep your pet happy and healthy.

- **Dogs in the House**—The best situation for your dog would be to have the dog be trained as an indoor pet, where she can keep cool inside the air conditioned house during the hot summer days. Keep the thermostat at a reasonable temperature for your pet.
- **Dogs in the Yard**—If the dog must be kept in the yard during the hot parts of the day in the summer it is absolutely essential that there be a dark, shady place where the dog can escape from the blazing sun. A tree is probably not good enough. A ventilated dog house, or a pen with shade cover, or a covered patio is a must. Make sure that there is adequate shade at all times of the day that the dog is outside.
- **Dogs and Water**—If the dog is outside, make certain that there is a good supply of clean water in a weighted dish (or two in different locations in case one gets knocked over anyway).
- **Keeping Dogs Cool**—Some dogs enjoy water and can keep cool if a misting system is left on during the day, or if there's a kiddie wading pool for them with a couple of

inches of water in it where they can sit to cool off. Keep these in the shade, too. Sitting in a tub of 110 degree water won't help the dog. Some people I know say that they provide a sandbox with damp sand for the dog. Digging must be allowed in the sandbox--you'll only frustrate a dog with a sandbox where digging is not permitted!

- **Dogs and Heat Exhaustion**—Heat exhaustion is common in dogs. It can happen your own yard, or on a walk. Dogs cool themselves by panting. If panting does not reduce the body temperature the dog will develop heat stroke. Early signs of heat exhaustion include rapid breathing, heavy panting, and salivation. Other signs are fatigue, muscle tremors, and staggering. If you see a dog that is experiencing heat exhaustion, take the dog to a cool, shady place, and apply wet towels or cloths to help cool the dog's body down. Try to give the dog small amounts of water, and immediately call a vet.

Using common sense, and taking some of these tips into account, you should be able to keep a happy healthy pet in our desert climate.



Spangled Sandwich Pops

What you'll need

- Mini ice-cream sandwiches
- Sprinkles or nonpareils
- Colorful cupcake liners

How to make it

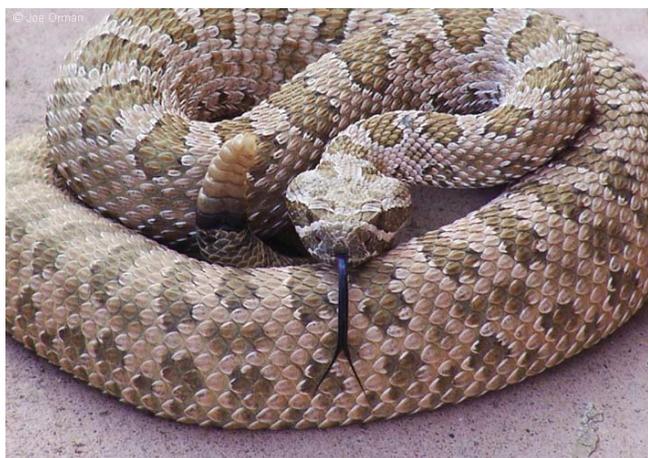
- First, skewer mini ice-cream sandwiches on popsicle sticks.
- Then, press the exposed filling into a plate of sprinkles or nonpareils.
- To keep mess to a minimum, serve the pops in colorful cupcake liners.

If you rent your property. . .

Be sure your tenants have read and understand the rules of the community and give them a copy of the governing documents.

- ◆ No on street parking.
- ◆ Front yard must be properly maintained, free of weeds, dead trees or shrubs, debris, etc. Keep tree branches trimmed away from the sidewalk.
- ◆ Trash cans must be removed from the sidewalk on the day of pickup and must be stored out of view from the street.

- ◆ Pool rules are strictly enforced.
- ◆ Dogs must be leashed and dog waste picked up and disposed of properly.
- ◆ Do not park on the landscaping, in the wrong direction, or blocking the sidewalk.
- ◆ Submit a Design Modification Request before making exterior changes.



Snakes

trails to absorb the heat from these surfaces. Avoid rattlesnakes altogether. If you see one, don't try to get closer to it or catch it.

What to do if you are bitten by a snake:

- ◆ **Look for symptoms. If the area of the bite begins to swell and change color, the snake was probably poisonous.**
- ◆ **Keep the bitten area still. You can immobilize the area with an improvised splint made from a board, magazines, or other stiff material tied to the limb. Don't tie it too tight---you don't want to reduce blood flow.**
- ◆ **Remove any jewelry or constricting items near the affected area in case of swelling.**
- ◆ **Keep the area of the area of the snake bite lower than the heart.**
- ◆ **Go to a hospital immediately. If you cannot get to a hospital, call the Arizona Poison Control and Drug Information Center at 1-800-362-0101 immediately.**
- ◆ **DO NOT use ice to cool the bite.**
- ◆ **DO NOT cut open the wound and try to suck out the venom.**
- ◆ **DO NOT use a tourniquet. This will cut off blood flow and the limb may be lost.**

It's that time of year when venomous reptiles and insects are coming out of hibernation. Be vigilant and protect yourself and others to avoid coming in contact with them. Be careful in desert areas on your property or adjacent to your neighborhood.

Rattlesnake Facts

The Sonoran Desert has more species of rattlesnakes (11) than anywhere else in the world. Venom breaks down blood and/or paralyzes nerves, useful for subduing prey and beginning the digestive process (and warding off threats).

A rattlesnake uses many senses to find prey, for example, its body feels ground vibrations, allowing the snake to "hear" animals approaching. Like adult rattlesnakes, the bite from a young rattlesnake is poisonous.

Rattlesnakes tend to nest in brush, tall grass, or rocky areas, so be careful around these natural features. At night, snakes may slither onto roads, sidewalks, or

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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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Sycamore Canyon Park
(Call for directions)

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