

# SYCAMORE CANYON

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## COMMUNITY UPDATE FROM THE PRESIDENT

Dear Sycamore Canyon residents,

We recently bid good-bye to another desert summer that included some significant rain in our area. As a result, the HOA took steps to assess how the community held up after this monsoon season. Since much of the community is natural open space, the focus became the subdivision basins and the culverts along the roads within the community. The significant rain event in early July with heavy rainfall amount causing the washes to run at high levels created the need for most of the repairs. The HOA hired engineers to look at the basins and review their conditions. Several basins have excess dirt and silt in them along with some containing erosion of slopes and displaced some of the rip rap originally installed. Based on the report's recommendations, the HOA will be receiving bids for the repair work to ensure the subdivision basins are functioning as designed. The county is also being notified to address some erosion concerns in the open spaces. Additional noteworthy items:

- The monsoon season also brought with it plenty of the expected issues, including weeds. The HOA appreciates those in the community keeping up their front and backyards with the seasonal problem we all have. In some instances, the HOA has stepped in to clean up the lots for those homes who have been unable to correct the problem in a timely manner. Please note that these instances carry substantial fines and penalties, therefore it is much more cost-effective to maintain your own front yard. The HOA noted the landscaping in the common areas had fallen behind due to the extra work and requested the landscape company, Chula Vista, to add another crew to catch up with the basins and other common areas. The normal landscape rotation should be caught up soon.
- Over the past couple of months, the HOA has contracted a security company to visit the community several times a month. These visits are meant to compliment the weekly inspections of the HOA management company representative. The visits are done in the evenings to enable the HOA to ensure the community rules are being observed throughout the day. The challenge prior to this effort had been addressing neighbor concerns that occurred in the evenings. The HOA's goal is to ensure the community runs smoothly to the enjoyment of everyone.
- The HOA would like to remind everyone to review the paint on their homes. The HOA had previously sent out letter to homes that appeared to need to be re-painted. Tricia has included in this newsletter the website for the allowable colors schemes in your subdivision and the submittal process. Please contact her with any questions.

And thanks again to the Buffelgrass Brigade whose job was made more challenging with all of the rain. They can always use your help and we very much appreciate it. Please consider contributing your time to this worthwhile effort.

Lastly, thanks to the Events Committee. Between the movie night and the fall festival, they are spending a lot of time creating these community events for everyone's enjoyment.

Enjoy the cooler weather, everyone.

Jamie Argueta

Sycamore Canyon Board President

Saturday, October 25th  
2:00pm—6:00pm

Sycamore Canyon  
Community Park



Many fun activities have been planned for the Fall Festival!

### New activities include:

- New offerings in the Artisans Market
  - Wine tasting provided by Flying Leap Winery
  - Brian & Kelly's Pumpkin Patch selling pumpkins, chili ristras and fall decor
  - Trick or Treating from 3-4 pm
- Life-sized "gerbil" balls – kids can get inside the balls and roll around on a track!
- Frozen characters Anna, Elsa and Olaf will arrive at 4 pm to sing a few songs and take photos with the kids!
- Batman will arrive at this time as well for some terrific photo ops!

### Returning attractions:

- Petting zoo
- Horse-drawn cart rides
- Horseback riding
- Jumping castles, slides and an obstacle course
- The Artisans Market will bring you arts and crafts vendors as well as local businesses and non-profits. If you'd like to register for a booth. The cost is \$30 for a 10' x 10' booth.
- Danzone will entertain you with their amazing dance moves.
- The Costume Contest will be popular again this year, so show off your Halloween style for a chance to win the grand prize!
- Food Trucks! Enjoy Gigi's Mexican and Peruvian Fusion and J&R Kettle Korn, in addition to others!

### Schedule of Events:

2 pm – 6 pm

- Artisans Market
- Ranch activities
- Gerbil Balls
- Jumping Castles and Obstacle Courses
- Food Trucks
- 3 pm – 4 pm – Trick or Treating through the Artisans Market

4 pm – 5 pm – Anna, Elsa, Olaf and Batman visit the Festival

4:45 pm – Danzone performs

5pm – Halloween Costume Contest

Check out

[www.sycamorecanyontucson.com](http://www.sycamorecanyontucson.com)

For more information.

Sponsored by:



## Make Monstrously Cool Pumpkins



1. Transfer the patterns onto pumpkins.
2. Using a knife or carving tools, cut out the openings.
3. Use a gouge to cut into the teeth, cutting just deep enough to make them "pearly-whites."
4. Drill large holes into the pumpkins to receive the gourd antennae (for the left and center pumpkins) and the gourd nose (for the far-right pumpkin).
5. Paint the outside of clear plastic ornaments in bright colors for eyeballs.
6. Cut large white circles and smaller black circles from crafts foam for eyes.
7. Glue the circles together and add red veins using a felt-tip marking pen.
8. Hot-glue the eyes onto the painted eyeballs. Except for the one-eyed alien, hot-glue the assembled eyes in place.
9. For the one-eyed alien, cut a circle in the front of the pumpkin and slip an eyeball in place.
10. If desired, cut a tongue from pink crafts foam and slip it into a mouth.



The Association has recently hired a company to conduct periodic nighttime inspections of the community. They will be checking the pool and park areas, in addition to touring the entire community noting all parking violations. The goal is to ensure there is no trespassing after hours at the pool and to address those parking on the streets at night.

Sycamore Canyon governing documents state that street parking is prohibited. The main purpose of this rule is safety and aesthetics. The streets in the community are very narrow and for the safety of drivers, walkers, and children playing, vehicles are not allowed to be parked in the street. Residents that repeatedly violate this provision will be fined on a per occurrence basis.

There seems to be some confusion about the HOA enforcing parking rules on the street, a public roadway. Arizona Revised Statute 33-1818, passed in 2013, states an association has no authority over public roadways, however, only applies to communities with a declaration recorded after December 31, 2014. Sycamore Canyon's declaration was recorded in 2006.

## Time To Paint Your Home !!

Nothing creates the first impression of your home more than the paint. Most homes in the community are in need of painting, 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 given residents 6 months to complete the house painting.

Homeowners must submit a Design Modification Request to the HOA for approval, prior to any work being done, regardless of the color. Where you live in the community determines the color choices you have. Homeowners are encouraged to paint their homes the same color as existing. However, if you would like to change the color, the color must be chosen from the approved color scheme for your neighborhood. Any color outside of the neighborhood list will not be allowed. Many want to pick their own color, however, in an effort to keep the current cohesive look, colors must be chosen from the approved list. For example, if you live in a Meritage home, you must choose from the Meritage color schemes.

All the neighborhood color schemes can be found 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 Design Modification Form can be found on the website at <http://www.sycamorecanyontucson.com> and click on forms.

## ZUMBA® in the Park

### Every Saturday, 7am

Thanks to neighborhood resident Sarah Gates, a Zumba class is held each Saturday in the Sycamore Canyon Park. The class is held from 7 am – 8 am, and costs \$5. Everyone is welcome! The first class is always free to new participants, so it's easy to give it a try to see if you like it! Contact Sarah at [sarah\\_lynn\\_gates@yahoo.com](mailto:sarah_lynn_gates@yahoo.com) with any questions.

# September 2014 Financial Report

## Operating Account

Last Month  
Ending Balance  
\$34,047.65

Total Income  
Current Month  
\$38,062.03

Total Expenses  
Current Month  
\$33,330.64

This Month  
Ending Balance  
\$37,704.59

## Reserve Account

Last Month  
Ending Balance  
\$142,023.30

Total Income  
Current Month  
\$33.83

Total Expenses  
Current Month  
\$2,831.92

This Month  
Ending Balance  
\$139,225.21

## Account Balances

Delinquent  
Assessments  
\$30,319.91

Prepaid  
\$25,608.71

# Keeping You Informed



The HOA wants to be sure and keep you informed of all the activities in the community. We use email to send newsletters and other community events. It is important we have your most up to date information on file. If you have made a recent change in your email address, please let us know. Contact Cadden at 520-648-6730 or [tbeeler@cadden.com](mailto:tbeeler@cadden.com). Thank you!!

The Events Committee also posts important information on the community website and facebook page. Check it out!

## Sycamore Canyon Park November 5th, 9 am

# Toddler Time



Thanks to neighborhood residents, Katie VanRyn and Gina Axford, Toddler Time in Sycamore Canyon Park will November 5th at 9 am. Neighborhood children (ages 5 and under) and their parents are invited to come to the Park to hear a story, make a small craft and enjoy playing together! There is no charge, and an unlimited amount of people are welcome to listen to the story. However, the craft will be limited to the first 20 people that sign up that morning at the Park. If there is a greater demand, more crafts will be ordered for future Toddler Time sessions, which will be held in the Park. For more information, email Katie at [kathryn.vanryn@gmail.com](mailto:kathryn.vanryn@gmail.com) or Gina at [gaxford31@gmail.com](mailto:gaxford31@gmail.com).

# Community Buffelgrass Pull

## Special Effort Request! We need YOU!

With 10 inches of persisting rains this summer, we have a bumper crop of grasses in Corona de Tucson. The grass that has benefited the most is the invasive species buffelgrass. This summer it has established itself further along Camino del Toro, Sahuarita Road and the golf course. The only reason it is not dominant in our community is because we have been controlling it. If we value the quality of our open spaces in our community, now is the time to participate in a trail scout to find new growth and stop it before it becomes established. Please consider making a special effort this month to walk a trail and scout for buffelgrass. If we can walk all of the trails in the community, we can stop new growth spots before they start.



Come out and walk a trail – scout for buffelgrass and pick up a few pieces of trash along the way! It's a fun way to get some exercise and engage in a community service at the same time! Meet at the Pool Parking Lot at 8:30 am.

Bring: Closed toed shoes and long pants. Water and sunscreen. Long sleeved shirts and hats are helpful. Bags (for trash and small plants) and trail maps will be supplied by the Foundation. Some like to bring a SMALL pick to dig up a stray plant or two along the way. This is NOT required to participate.

Please RSVP to: Lia Lavallee – 820-5302 (text or call). Email: [lia.lavallee@gmail.com](mailto:lia.lavallee@gmail.com).

The next buffelgrass pull will be November 8th. See you there!!

# The Truth About Trash



Most HOA's have restrictions specifically regarding the placement of trash, trash containers, recyclables, and the timing of which they

are allowed to be out. It is a shared feeling amongst many homeowners that this specific type of violation is petty and unimportant. Sycamore Canyon restrictions state all trash containers must be stored in a location hidden from view and only out for pick-up. Believe it or not, there are several good reasons for having this type of restriction.

**Aesthetics – No one really likes looking at trash cans up and down a street.**

Let's face it. Trash and recycle cans are not the most attractive things in the world. They are big, bulky, and bright blue. Most HOAs are trying to achieve a very specific, clean, attractive look and get away from the look of a downtown city street.

**Animal control – Keeping your trash or trash bins out can be an invitation for some unwanted guests.**

Every family loves their family cats and dogs. However, no one enjoys when the neighbors pets and other wild animals make a mess when rummaging for food in the trash. Not to mention, that the homeowner will ultimately

have to clean up the overturned trash that has blown all over their yard, neighbors yard, and street.

**Identity theft – Your trash can be a target for new age thieves.**

Identity theft has been a reality for millions of Americans and the number of reported cases continues to be on the rise. Thieves have been known to rummage through the trash of homeowners searching for anything they can use to their advantage. They are typically looking for credit card offers, bank statements, social security information, and anything they can use to gain access to your personal credit. Many people would like to think they don't just throw this kind of information away, but you'd be surprised how careless people can be at times. If a thief cannot spot your trash, they have nothing to rummage through.

Although homeowners may get frustrated at times with HOA rules and regulations, they must understand that they are in place for the greater good. Restrictions concerning HOA trash can and recycle receptacles are no different. They are in place to help protect the community and its homeowners. Cooperation in following the restrictive covenants helps accomplish the goal of having a well rounded, safe, clean community that maintains its property values.

**Remember—Store your trash container in your back yard or garage, hidden from view, and only out on pick up day!**



## Chocolate-dipped marshmallows with sprinkles!

Ingredients:

- 20 marshmallows
- 50g dark chocolate
- ¼ cup sprinkles

Instructions:

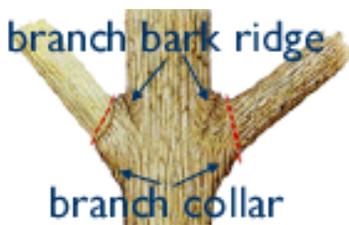
- Melt chocolate in a heat-proof bowl over boiling water and let it cool a little.
- Dip half of each marshmallow in the melted chocolate and make them stand, chocolate covered parts will look up.
- Wait 2 minutes and then dip them into sprinkles.
- Chill for 30 minutes and serve or pack.



# Pruning Trees

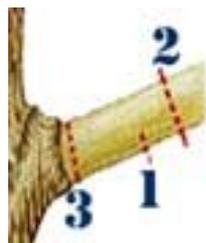
The key is to prune the unwanted branch while protecting the stem or trunk wood of the tree. Tree branches grow from stems at nodes and pruning always takes place on the branch side of a

stem-branch node. Branches and stems are separated by a lip of tissue called a stem collar which grows out from the stem at the base of the branch. All pruning cuts should be made on the branch side of this stem collar. This protects the stem and the other branches that might be growing from it. It also allows the tree to heal more effectively after the prune. To prevent tearing of the bark and stem wood, particularly in the case of larger branches, use the following procedure:



Three steps to pruning large branches.

1. Make a small wedge shaped cut on the underside of the branch just on the branch side of the stem collar. This will break the bark at that point and prevent a tear from running along the bark and stem tissue.
2. Somewhat farther along the branch, starting at the top of the branch, cut all the way through the branch leaving a stub end.
3. Finally, make a third cut parallel to and just on the branch side of the of the stem collar to reduce the length of the stub as much as possible.



A similar procedure is used in pruning one of two branches (or one large branch and a stem) joined together in a 'u' or 'v' crotch. This is known as a drop crotch cut. Make the first notch cut on the underside of the branch you're pruning well up from the crotch. For the second cut, cut completely through the branch from inside the crotch well up from the ridge of bark joining the two branches. Finally, to shorten the remaining stub, make the third cut just to one side of the branch bark ridge and roughly parallel to it.

# Erosion

Many homes throughout Sycamore Canyon sustained substantial landscape and erosion damage. Many streets became muddy rivers, trails disappeared, trees knocked down, and the list goes on. The HOA continues to work on the remaining common area issues. Please be sure to address the erosion on your property. Deep cuts in the yard will only become bigger if not addressed.



Controlling landscape erosion is important. Our desert landscape is very dry and parched much of the year. When it does rain, the downpours often come in torrents. The monsoon rains, in particular, create widespread runoff and soil loss. Unchecked, this soil erosion causes serious, long-term problems for property owners.

## Erosion Control Methods

Effective erosion control prevents soil loss caused by rain, wind and human activity. Some of the erosion control methods employed are drainage piping, swales, riprap, matting, blankets and retaining walls.

### Riprap Rocks

Riprap is a very durable erosion control technique used to protect slope and channel areas from wind and water erosion. Riprap consists of graded rock placed on a slope or bank. The riprap will last indefinitely, if it is properly designed and installed. Riprap can be designed to self-adjust to extreme erosion conditions that cannot be controlled by matting or other methods. Filter materials beneath the riprap rocks also protect against erosion of the soil.

### Erosion Control Blankets

Erosion control blankets are biodegradable materials that can be used to protect slopes and sensitive areas of your landscape from erosion. Erosion control blankets are effective for soil stabilization on steep to moderate slopes, new landscaped areas, drainage swales and ditches that are to be planted or seeded. They increase water infiltration into the soil.

### Retaining Walls

Retaining walls provide effective erosion control while adding visual appeal to a landscape. Retaining walls have changed radically within the past two decades. Once made exclusively of large sections of concrete, they are now available in many styles and materials. The retaining wall can be incorporated into the overall landscape design, adding visual appeal while effectively controlling erosion.