

VISTOSO COMMUNITY NEWSLETTER

EDITION: 4TH QUARTER 2018





CONTENTS

Letter from President / pg.1

Board Meeting Dates 2019 / pg.2

Letter from Treasurer / pg. 16

On-Site Office / pg. 5

FEATURES

Online Voting / pg. 19

Nominating Committee / pg. 11

Preserve Vistoso / pgs. 6 & 7

Golf Course Update / pgs. 4 & 5

Tohono Chul Pavillion / pg. 14

Oro Valley Theater / pg. 21

ON-SITE OFFICE CLOSED

**MONDAY AND TUESDAY DECEMBER
24TH AND 25TH 2018**

AND

JANUARY 1, 2019

Letter from the President

~Pat Straney

Once again the end of another year and it is time to pause and reflect on a few “highpoints” of the year, thank our wonderful volunteers and prepare to enjoy the holiday season with family and friends.

2018 started as just another typical year with the usual hectic schedules and challenges of continued development, construction and community enhancement activities throughout our community, but then, a new huge challenge arrived with the closing of the Vistoso Golf Course. This event has a very large impact on our community and everyone in it, especially those that live in close proximity to the golf property. For this reason it very important for all members of Vistoso to be factually informed of the golf property status as soon as credible information can be shared. Your VCA board and managers will continue to do so going forward. In an effort to bring everyone up to current status, please make sure to read the two articles in this newsletter about the golf property.

- **[The Nov. 30th Vistoso Golf Update \(reprint of email blast\) from VCA \(see note 1\)](#)**
- **[The letter to all Vistoso residents from the Preserve Vistoso group \(see note 2\)](#)**

It is very important that all Rancho Vistoso Community members pay attention to what is going on in the community but remember to get it from the most credible source – right now that is the VCA Manager, Lauren Lee and the VCA Board.

The Finance Committee completed the 2019 budget and the board adopted it at the October board meeting. Work is continuing on updating a preliminary five-year plan for Rancho Vistoso that supports the “post development/construction – built out” phase of our community.

Especially during this very demanding year, I want to personally thank the many residents that are offering to help with the golf situation and all the volunteers that selflessly give their time and talents to staff the board, sub-committees and task force groups in an unending effort to continuously enhance our community. Rancho Vistoso Community runs primarily on volunteers and we are always looking for fresh perspectives, ideas and additional help. Volunteering provides you an opportunity to add your influence to the direction of our community through personal involvement on various committees.

Welcome back to our seasonal residents. I wish you and all our residents a Great Holiday Season.

Merry Christmas and Happy New Year!

**Pat Straney – Board President
Vistoso Community Association**

BOARD MEETING DATES 2019

The meetings are held the 4th Thursday of the month, with exceptions in November and December

January 24, 2019 - February 28, 2019

March 28, 2019 - ANNUAL MEETING

April 25, 2019 - May 23, 2019 - June 27, 2019

July 25, 2019 - August 22, 2019 - September 26, 2019

October 24, 2019 - November 2019 - NO MEETING - December 5, 2019 (1st Thursday)

All meetings are held at 945 W. Vistoso Highlands Dr. 5:30 PM

WEBSITE

The Community Manager provides weekly information on items that impact your community. You can visit the website at ranchovistosohoa.com and sign up for the weekly email blasts!

BOARD OF DIRECTORS

PAT STRANEY - PRESIDENT

LES HENSON - VICE-PRESIDENT

DENNIS OTTLEY - TREASURER

SARAH NELSON - SECRETARY

SHERYL FORTE - DIRECTOR

DANIEL SEIFRIED - DIRECTOR

DICK SUROWIEC -DIRECTOR

ASSOCIA ARIZONA

6840 N. ORACLE RD. #130, TUCSON, AZ. 85704

PHONE - (520) 742-5674

DIAL "9" FOR AFTER HOUR EMERGENCIES

MANAGER - LAUREN LEE - LAUREN.LEE@ASSOCIA.US

LOUISA SADLER - LOUISA.SADLER@ASSOCIA.US

ON-SITE OFFICE: 945 W. VISTOSO HIGHLANDS DR.



Golden Goose Thrift Shop

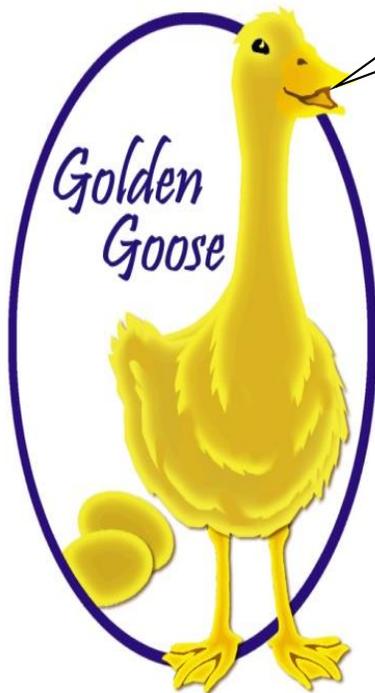
In Our Sixteenth Year

\$12 Million Raised in Our First 15 Years!

100% of Profits go to Local Charities

(Serving Oro Valley, Catalina, southern Pinal County – Community Food Bank, Clothing Bank, Senior Center, Children's Clothing & Education)

Shop – Donate – Volunteer,
Thank you, *Charity*



A 501(c)3 not-for-profit

Donations 100% tax deductible



We pick up in Rancho Vistoso every day but Friday and Sunday.

Call 825-9101 8:00-3:00 to schedule.



Best Thrift Shop
(5 Years in a Row)



Best Antique Shop



Best Non-Profit Gift Shop

Visit www.goldengooseaz.com for full details on The Golden Goose Thrift Shop. And "like" us on Face Book for all the latest news and happenings.

15970 N. Oracle Rd. Catalina, AZ 85739 – Phone 825-9101

NOTE: 1

To maximize the number of Rancho Vistoso Community members likely to receive the important information in the article below, we have decided to include a reprint of the Vistoso Golf Course Update emailed to residents on November 30th, 2018.

The Vistoso Community Association Board of Directors understands the long summer all residents have had regarding the uncertainty of the Vistoso Golf Course, especially those who are most impacted by living adjacent to the course.

We all had very hopeful meetings early on with the Parks Legacy Project (PLP) people and looked forward to helping them with the future success of the course. Unfortunately, PLP commitment changed and the more the negotiations dragged on, the less the residents and board became committed to the offer. The board was asked to financially underwrite the cost of water into perpetuity.

At the eleventh hour, a third-party stepped in with a cash offer, the board held a meeting with this party, and again we felt optimistic in the future of the golf course. This potential buyer was not seeking any financial support from the Association. Within approximately four days the Association was informed that this offer was withdrawn.

With hope that negotiations between Romspen and PLP would continue, the Board of Directors was left waiting for some word of a final agreement between the parties. As of late evening, November 28, 2018, the Board of Directors was informed that PLP withdrew their offer to purchase the golf course.

The board received numerous comments and suggestions from the residents on what the board should be doing. As a point of clarity, the board must act within its fiduciary duty, governing documents and State of Arizona Statutes as a nonprofit organization.

The board would like the residents to know that we could not discuss the ongoing negotiations between PLP and the Association at the time, but now that PLP has withdrawn, we would like the residents to know the lengths the board has considered in trying to work with PLP on the successful future of the course.

- During the initial meetings, the Association was not asked for any monetary involvement, but support of the plan to ask adjoining residents for help and the support of some re-zoning at the town level.
- Within a couple of weeks, the Association was asked for some financial assistance, with the cost of water temporarily during the rezoning process. The board was willing to consider a possible loan with recovery of funds starting when the new homes sold. The loan idea was rejected by PLP.
- The next request from PLP was for the Association to increase the quarterly assessment, for the Association to secure additional assessment revenues from the adjacent owners to the course without collecting any assessment from the

new home construction, into perpetuity. In addition, the Association would share in the potential future expenses such as drilling wells if allowed and other water reduction costs. This was rejected by the Association as the board felt that we would need the additional income promised from the new homes sales before this offer would be viable knowing the sales would not be available for years if ever.

- The board felt the Association paying for water cost into perpetuity was not a viable solution for VCA members. The Association finally offered to allow PLP to work with the owners adjacent to the golf course property to voluntarily sign up for a deed restriction on their property, in exchange for monthly contributions. If PLP were successful in getting the number of individuals agreeing to pay the monthly fee they required, the Association would purchase the current onsite office at fair market value to provide a quick financial boost to help offset their water cost until the rezoning was completed. PLP rejected this offer, and then withdrew the offer to purchase.

What the Association knows moving forward:

- Of the 208 acres of the golf course, only a small part of the course was annexed into the Association by Vistoso Partners when the course was built. It is our understanding that 6.09 acres and the driving range are the only portions annexed into the Association, thus the only portion subject to the CC&R's.
- The Association has no enforcement authority on property not annexed into the Association.
- **10.1 Use of Association Funds:** In addition to the powers enumerated in the Articles and Bylaws, the Association shall apply all funds for **the common good and benefit of the Covered Property, the Owners and the Occupants**. The funds may be used, among other things, to insure, acquire, construct, alter, maintain, provide and operate, in any manner whatsoever, any and all land, properties, improvements, services, projects, programs, studies and systems, within the Covered Property and the Common Areas, which may be necessary, desirable or beneficial to the general common interests of the Owners and the Occupants.

Vistoso, like most community associations, is a non-profit corporation. It is comprised of all owners whose properties are subject to the Declaration and who therefore are mandatory members required to pay assessments to the Association. The Association must use those monies for the purposes set forth in the Declaration. Any other use would be beyond the authority of the corporation/board.

The Association Board of Directors is currently reviewing alternatives and will continue to work with Romspen on the future of the 208 acres.

NOTE 2: Preserve Vistoso

To Rancho Vistoso Residents:

How do we protect our property values and community way of life following the closure of the Vistoso Golf Course?

In June the Vistoso Golf Course was closed and put up for sale. Romspen, the financial institution that now owns the Vistoso Golf Course, has priced the 208 acres at \$3.5M, which is above the current value for current zoning.

A group of concerned residents formed an organization called Save Vistoso with the goals of understanding the current zoning of the property, understanding the rezoning legal process and looking for golf course buyers as a means to preserve property values. Save Vistoso hired a zoning attorney and provided a summary of those findings to all members. In addition, Save Vistoso contacted numerous golf course property owners in an attempt to find a buyer. Two offers were made on the golf course with the maximum offer of \$2.25M which is at the high end of the value as a golf course. No golf buyers were willing to pay \$3.5M for the course and many wanted some level of community financial support. Other options were explored as well but no viable options were found.

The Vistoso Community Association (VCA) sponsored meetings with Parks Legacy Project (PLP) who were willing to purchase the property for \$3.5M and keep an 18-hole course if the community would support development of 40 acres and provide ongoing financial support for the water bill for the course. In addition, PLP was requesting financial support from the VCA. In November, negotiations fell through.

It became clear that under the current environment and at a price of \$3.5M, Save Vistoso would not likely find a buyer and, after five months of effort, Save Vistoso dissolved.

Many residents of Rancho Vistoso have expressed concern that if Romspen is unable to find a golf course buyer, they may apply for rezoning and subdividing the golf course property for residential and possibly even commercial development. In addition to negatively impacting the homeowners who live in the general vicinity of the golf course, such rezoning and subdividing, and the resulting construction (especially when viewed cumulatively with the other development that has already been approved for this area), would cause dramatic increase in traffic, congestion and noise throughout Rancho Vistoso, would deal a tragic and irreversible blow to the diverse wildlife that currently lives on and near the golf course property, would diminish the open space, recreational facilities, lifestyle and other amenities that we enjoy in Rancho Vistoso, and therefore reduce our property values, and would have numerous other direct and indirect adverse effects on our Rancho Vistoso Community.

Moreover, the Board of Directors of the VCA is restricted by factors that limit its ability to protect homeowners affected by the Vistoso Golf Course closure.

How, then, do we remedy this problem? How do we protect the homeowners who are directly or indirectly affected by the closure of the Vistoso Golf Course? Further, how do we preserve the wildlife, open space and recreational amenities of the Rancho Vistoso Community as a whole, while avoiding the increases in density, traffic and noise, and other detrimental effects, that will inevitably occur from substantial additional development in our area?

There has been some consensus that the only way to fully protect homeowner property values and to preserve and enhance our community is to form a new entity that will work cooperatively with the Vistoso Community Association to represent the homeowners affected by the closure of the golf course. Clearly, for such a new entity to be successful, at least three things are necessary:

1. Active participation by a relatively small number of people willing to take on the roles of Directors, Officers and Committee members;
2. More passive participation, by as large a group of people as possible, to vote, be heard, and thereby guide the direction that the new entity will take; and
3. Financial support to enable the new entity to operate, hire consultants, and generally represent and protect its constituents.

As such, we encourage every person who lives near the Vistoso Golf Course, or who is otherwise concerned with the future of the golf course property and the allure of our beautiful community, to join our contact list by sending the following information to:

PreserveVistoso@gmail.com:

1. Your name.
2. Your email address.
3. Name of your neighborhood (Cortona, Fairfield, Desert Crest, etc.).
4. (Optional) your street address and phone number.
5. Are you interested in being a Director, Officer or Committee member of the new entity?
6. Are you willing to financially help support the creation of the new entity?
7. Any other information you feel is pertinent.

By joining this contact list, we will make sure to keep you updated on our progress and share any information we receive about the sale of the property.

This is only a first step. Once all the responses have been collected, we will send out a follow-up email to let you know some of the options we plan to explore, and a time and place where interested homeowners can meet, discuss those and other options and goals, and help us form this new organization.

Thank you in advance for your participation.

Preserve Vistoso

PreserveVistoso@gmail.com





It's comfortable here!

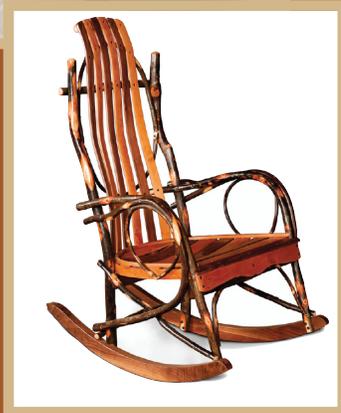
New Collections at Baker's



Baker's—a must-see home furnishing destination that ignites inspiration and creativity, boasting new products and collections that will set your home apart.

Shown: **simplyamish**

FLEXSTEEL
OMNIA
BRADINGTON-YOUNG
HOOKER
SIMPLY AMISH
AND MORE



Baker's
HOME FURNISHINGS

Where Tucson shops for quality home furnishings



Representing Properties Under \$200K to Over \$3M
in the North & Northwest Areas of Tucson

**BARBARA
BARDACH**
REAL ESTATE



BARBARA BARDACH GRI, Top 1% of all Tucson REALTORS®
Stone Canyon Member & Resident | Specializing in Gated & Golf Properties



**LUXURY
PORTFOLIO**
INTERNATIONAL®

Cell (520) 275-3867
Office (520) 742-0303
Barbara@Bardach.net



BARBARABARDACH.COM



Heating – Cooling - Refrigeration
Sales – Service - Installation

Please see our website for special offers

Air Conditioning, Heating, Indoor, Air Quality, Commercial & Residential
Wine Rooms, Boilers, Chillers, Multi-dwelling Units,
Commercial Refrigeration, Walk-ins, Ice Machines, Cryogenics

B & J REFRIGERATION INC.

(520) 355.4857

www.bjrefrigeration.com

Locally owned since
1970

Licensed, Bonded, Insured
ROC 105179/104645



The new degree of comfort.™



Feel Good. Inside.™



AssuredPartners of ARIZONA

An Independent Agency

POWER through Partnership

Call us today!
520-571-7737



Insurance Services & Solutions

Protecting your valuables & assets

Home | Auto | Life | Health | Business

Representing top rated insurance companies
such as... and more!



www.assuredpartners.com



2019 Nominating Committee

Although it may seem like a long time away until the next annual meeting in 2019, and another Board of Directors election, it is time to get started with the Nomination Committee. A chairperson will be appointed. The committee is seeking volunteers to help with the election process. This is a short-term commitment to oversee the call for candidates, ballot preparations, ballot counting and announcing results. We will be electing three (3) directors in the single-family classification and one (1) director in the multi-family classification.

Included in this newsletter is the nomination form. We will be inviting all candidates to the regular board meeting in January and February to introduce them to the community and to present their campaign to the residents. Please consider volunteering for this important committee. If you are interested, please contact Lauren Lee at Associa Arizona, (520) 877-4615, or by email at lauren.lee@associa.us.

Some homeowners run for their board for the wrong reasons. Some homeowners run for their board for the right reasons. One thing is certain, if you are elected to your board, you will share the power to make decisions about what is probably your largest asset, your home.

If you choose to run, it is because you care about the whole community, not just a monthly meeting. Total participation in committees to include but not limited to:

- Deciding how assessment income of the association will be spent
- Enforcing the rules of the CC&R's (Covenants, Conditions and Restrictions)
- Legal compliance of the HOA
- Attending and conducting board meetings in accordance with Arizona law
- Approve or reject architectural submittal applications
- Obtain reserve studies so that adequate reserves are developed, and special assessments avoided
- Determine who is hired to perform services community wide

"We can't wait to meet you!"



3550 W. Cortaro Farms Rd.
Tucson, AZ 85742
(520) 744-2050
Fax: (520) 744-9165
cortarofarmspethospital.com



**Cortaro
Farms
Pet Hospital**

Trust our healing hands... For all of life's moments.

Fort Lowell Realty & PROPERTY MANAGEMENT

COLLEEN KESSLER
REALTOR
DIRECT | TEXT
520.360.6505
COLLEEN@FLRAZ.COM

2026 E. PRINCE ROAD
TUCSON, AZ 85719
PO BOX 36163
TUCSON, AZ 85740-6563



A TRADITION OF
SERVICE, TRUST, RESULTS.



**JOHN & MEGAN
 BILLINGS**
 ASSOCIATE BROKER

520.247.4459
 thebillings-tucson.com



**RANCHO VISTOSO'S TRUSTED
 REALTORS SINCE 2004**

1264 W CHERASCO WAY
\$272,500



ACTIVE

3BD/ 2BA/ 1,917SQFT | CASITA | MONTICELLO

13679 N TESSALI WAY
\$470,000



ACTIVE

3BD/ 3BA/ DEN/ 2,779SQFT | GUEST CASITA | SIENA

13483 N ALISMA COURT
\$635,000



ACTIVE

4BD/ 4BA/ 3,784SQFT | CENTERPOINTE

13510 N PIEMONTE WAY
\$349,000



UNDER CONTRACT

4BD/ 3BA/ 2,839SQFT | MONTICELLO

12792 N COPPER SPRING TRAIL
\$575,000



SOLD

VISTOSO ESTATES

13793 N SLAZENGER DRIVE
\$449,000



SOLD

FAIRFIELD AT RANCHO VISTOSO



RANCHO VISTOSO MARKET REPORT

In the Rancho Vistoso area, October 2018 active inventory was 152, a 30% increase from October 2017. There were 33 closings in October 2018, a 6% decrease from October 2017.

Year-to-date 2018 there were 283 closings, a 12% decrease from year-to-date 2017. Months of Inventory was 4.6, up from 3.3 in October 2017. Median price of sold homes was \$340,000 for the month of October 2018, up 24% from October 2017. The Rancho Vistoso area had 22 new properties under contract in October 2018, down 35% from October 2017.

SELLER'S MARKET:
\$175,000- \$349,999

BUYER'S MARKET:
\$500,000-\$599,999

BALANCED MARKET:
\$350,000-\$499,999
\$600,000-\$799,999

\$800,000-\$899,999
\$1,000,000+



THE BILLINGS SELLING SUGGESTIONS

- 1. HOLIDAY DÉCOR-** While charming, holiday décor should be removed or minimalized while selling your home. Holiday décor isn't for everyone and to appeal to the masses, should be removed. Afterall, you want the maximum number of people to be attracted to your home... not distracted.
- 2. PIPES-** Temps are dropping near freezing at night, which means... wrap those exterior pipes! Pipe insulation is cheap and easy to affix to your exterior pipes and can be found at any big box home improvement store. A cheap and easy solution to what could be a very expensive fix.
- 3. POOL MOTOR-** Run your pool motor at night to prevent frozen pool pipes. Keeping the water moving through your pool/spa equipment during our cool nights will help prevent potential freeze damage.



CLOSED LISTINGS

33, 6% DECREASE
FROM OCTOBER 2017



ACTIVE LISTINGS

152, 30% INCREASE
FROM OCTOBER 2017



MEDIAN PRICE

\$340,000

UP 24%
FROM OCTOBER 2017

MARKET CONDITIONS

SELLERS

BALANCED

BUYERS



HOMES FOR SALE

Average Price: \$719,712
Low Price: \$199,000
High Price: \$3,495,000
Avg. Days on Market: 136
Avg. \$/SQFT: \$216.32



HOMES SOLD

Average Price: \$372,574
Low Price: \$200,000
High Price: \$1,541,800
Avg. Days on Market: 49
Avg. \$/SQFT: \$156.17



GATHERING IN THE GARDEN PAVILION

Your gifts are at work! Tohono Chul will soon be even more beautiful, conservation-friendly and accessible.

Thanks to your gifts, the Gathering in the Garden campaign has reached 90% of the \$1.5 million goal! This means:

- 86 new eco-friendly parking spaces (many with shade structures topped with solar panels) are already in place along the back drive.
- The same architect who brought you the Sonoran Seasons Garden, Overlook and the new Entry Paths has developed the construction plans for a garden pavilion with space for more than 400 to gather rain or shine.
- The pavilion will be built in the summer of 2019. It will harvest rainwater and have minimal impact on the gardens—most of it is sited on what is now an asphalt lot.
- No more squeezing into spaces designed for a nuclear family.

- No more worries about canceling planned and paid for Tohono Chul events due to bad weather.

Visitors of all ages will find a place to gather in the garden and be inspired by the art, nature and culture of our region.

Thanks to your gifts, Tohono Chul will be an even more welcoming home for education, relaxation and celebration!



Christine Conte

Christine Conte
Executive Director

FOR MORE INFORMATION ABOUT THE GATHERING IN THE GARDEN PAVILION PLEASE VISIT TOHONochul.org



Tohono Chul
GARDENS • GALLERIES • BISTRO

7366 N. PASEO DEL NORTE,
TUCSON, AZ 85704
TOHONochul.org | 520.742.6455



SENIOR HOME CARE OF TUCSON



In Home Caregiving Services

- Laundry
- Grocery Shopping
- Cooking/Meal Preparation
- Errands
- Light Housework
- and MORE!

520.355.4787

www.seniorhomecareoftucson.com



1171 E. Rancho Vistoso Blvd., Ste. 155 • Oro Valley, Arizona 85755



turn to the experts®



CELEBRATE 2019!!!!

Proudly serving the Tucson Metro area since 1976!

See our website for specials and customer reviews!

www.americanconditionedairaz.com

Professional Services We Offer

- Sales, Service, Installation
- Licensed, Bonded, Insured
- NATE Certified
- Service All Brands
- Residential & Commercial
- Maintenance Plans

24 Hour Emergency Service

- Energy Star Products
- Convenient Financing Available
- Most Major Credit Cards Accepted



ROC046247 ROC071836



Call to schedule your HEAT service today 520-623-2430

NOTES FROM THE TREASURER

2018 brought the Board and Finance Committee through a year of completion of major upgrades and ongoing maintenance of VCA's common properties. The greatest expenditure was for the total replacement of the irrigation system along Woodshade Trail. The cost was around \$160K, which was from this year's budget and monies from prior years that were not expended. In addition, we upgraded facilities at Hohokam Park with funds contributed from Lennar Home Builder at Eagle Summit. This money was directed at the purchase of "new" equipment for the park. We also conducted a safety audit of our playground equipment and replaced and/or repaired any items brought forth from this audit. There were also major expenditures for gravel replacement and common wall painting from reserve funds.

Once again, I will ask our ARC Committee to bring forth projects for the 2019 year. Once we review our budget for projects and the recommendation from the ARC, we will approve the projects by end of 1st quarter. Bids will go to various contractors in 2nd quarter with the goal for the project completions by end of 3rd quarter. This then sets the tone for budget year 2020.

The Board has had the most active year with Executive Sessions starting last April due to the uncertainty of golf course operations. The owner, Romspen, turned water off except for tees and greens in June. Parks Legacy Project then came to the community to present a plan for operation that would continue golf operations. As noted by our last communique to the community we could not come to an agreement for several reasons.

At our October Board Meeting, a budget was presented to the Board and an amendment was made to increase assessments 10% to cover costs so that VCA could partner with PLP for golf course operations. We felt, at that time, that because of the impact to the community if golf course operations ceased it would have a dramatic impact on property values and for the good of our VCA we needed to step up and protect our members and the negative impact this would have on the community. With no agreement in place, the Board then worked together to make a motion and voted accordingly to not invoke the 10% increase and keep residential, commercial and builder assessments at the 2018 levels.

I do want to state that as a board, we strive to make the most productive decisions that impact our community. If, in the future, a situation arises that will have a dramatic effect on our community, this board will move swiftly to resolve the issue and if that decision is to increase assessments we will do so.

We look forward to a much calmer and productive 2019.

Dennis Ottley



Better People... Better Service... Better Value



**24/7
Full-service
Plumbers**

520.444.9359
valentineplumbing@cox.net
www.valentineplumbingaz.com

P.O. Box 40011, Tucson, AZ 85717 Roc #297734

CLEERE LAW OFFICES, P.C.
Oro Valley's Preferred Estate Planning Law Firm



**Responsible for caring
for a loved one?**

We offer a complimentary,
no obligation, initial consultation
to discuss legal issues encountered after
incapacitation or death.

We can also assist you in putting together
your own plan for these events.

10445 N. Oracle Road, Suite 141
Oro Valley, AZ 85737
(520) 219-9733 www.Cleerelaw.net

HARDIN BROTHERS AUTOMOTIVE
"Quality Service Is Our Business"

16255 N. Oracle Rd.
Tucson (Catalina), AZ
(520)818-3200

info@hardinbrothersautomotive.com

www.HardinBrothersAutomotive.com

Call for an appointment



Courtesy shuttle available in service area.



RUSSETT
SOUTHWEST CORP.

Years

70
Over

Heating & Air Conditioning

Happy Holidays
from our family to yours!

629.9676

RussettSouthwest.com

Painting Your Home
With the Attention It Deserves



Popcorn Ceiling Removal—Interior Painting—Exterior Painting—Stucco Repair—Drywall Repair—Roof Coatings
Epoxy Floor Coatings—Wood Stain

Call Today!

FREE ESTIMATES

FREE COLOR CONSULTATION

(520) 990-2445

www.Goodwinandsons.com
goodwinandsons@yahoo.com

ROC Licensed, Bonded, & Insured #309338

Goodwin & Sons
PAINTING

YOU CAN'T LOSE WITH A GOOD WIN.



A + Rating with the BBB



THE 21ST CENTURY COMMUNITY: SECURE ONLINE VOTING

Homeowner involvement is paramount to keeping a community association vibrant and involvement also prevents apathy that leads to *control groups* or less than responsive boards. Many associations have struggled with incentives to encourage member participation, but increasingly many boards see secure online voting as a mechanism to lower barriers to participation in neighborhood governance.

The biggest challenge for community associations when looking at secure online voting has traditionally been antiquated laws. However, in the past few years the number of states that have amended HOA and Condo laws to allow electronic voting has grown significantly. Today residents in over 20 states, including Arizona, can use electronic voting for HOA or condominium matters.

Secure online voting offers many benefits to an association. First, it allows resident owners the ability to vote anytime during an election period from their desk or even mobile device. Second, electronic voting is inexpensive, especially when compared to mailing paper ballots to all eligible residents within a community. Finally, secure online voting does not preclude a paper option for those without access to a computer or those not particularly versed in online navigation.

Security and transparency are also an issue for implementing electronic voting. Secure online voting for associations allows each homeowner the security of an individualized user account number and third-party management for the election process at-large.

Of course, there is no one perfect solution alone that works to boost community involvement. But secure online voting holds promise, especially in larger communities, to reduce costs, limit the environmental impact and grow member participation.

Secure Online Voting for Vistoso Community Association

The Vistoso Board of Directors is teaming up with the experts at Associa Arizona to take advantage of this incredible technology once again with the 2019 Annual Meeting. **By continuing this process**, the Association saves money on printing and voting numbers are increased. Be aware for an Annual Meeting letter notification of the timeline and the secure online voting process, that will arrive at the primary address listed, during the weeks leading up to the date of the Annual Meeting.

The one thing that helps to simplify this process is you the resident, by making sure the HOA has your correct mailing and email address on file. Without the correct information you will not be able to vote so please in the coming months send an email to Lauren.Lee@associa.us or Louisa.Sadler@associa.us and make sure your information is updated.



For a FREE Equity Valuation Visit: LuxuryOroValleyHomes.com



Your Trusted Real Estate
Marketing & Negotiation
Professionals Since 1999



Michelle & Stephen Ripley

Luxury Real Estate Advisors



Ripley's
LUXURY REAL ESTATE GROUP

Where luxury represents the
service we provide... Believe It!

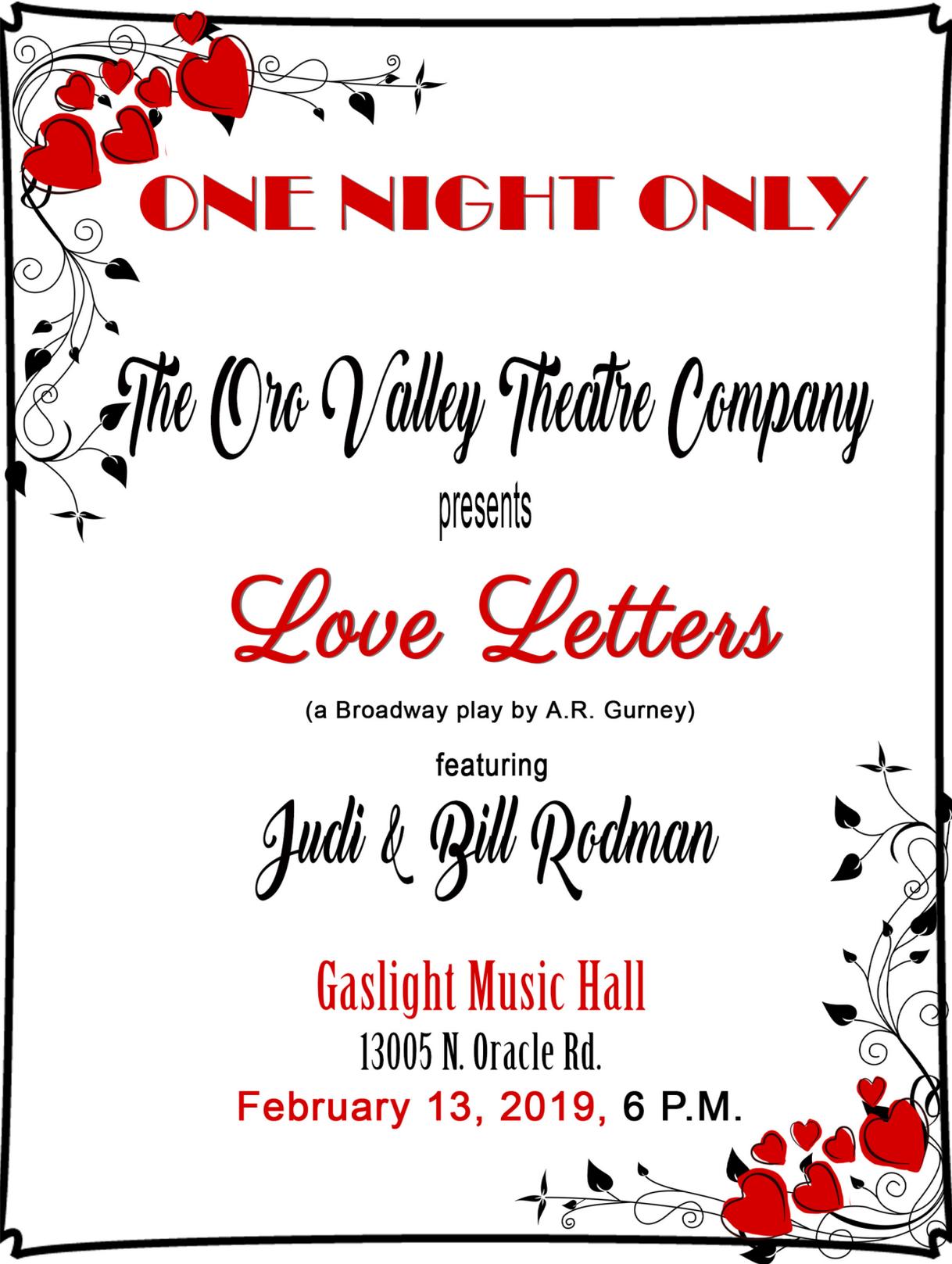
Call Us:

1 (833) RIPLEYS

KW KELLERWILLIAMS.
SOUTHERN ARIZONA

Our Designations & Certifications:
GRI - Graduate Realtor Institute
SRS - Seller's Residential Specialist
CNE - Certified Negotiation Expert
SFR - Short Sale/Foreclosure Resource
We Protect Your Equity Like It's Our Own!





ONE NIGHT ONLY

The Oro Valley Theatre Company

presents

Love Letters

(a Broadway play by A.R. Gurney)

featuring

Judi & Bill Rodman

Gaslight Music Hall

13005 N. Oracle Rd.

February 13, 2019, 6 P.M.

The Pulitzer Prize nominated play, "Love Letters", by A. R. Gurney, opened on Broadway nearly 30 years ago, and has been touring the world regularly ever since. It is a two person dramatic reading, which has featured luminaries in the theatrical world from Elizabeth Taylor and Richard Burton to, most recently, Alan Alda and Candace Bergen. And now, it is coming to Oro Valley, featuring the talent of two of our own Oro Valley actors, Judi and Bill Rodman.

Don't miss this One Night Only Valentine's Day theatrical event on February 13, 2019, at the Gaslight Music Hall, 13005 Oracle Rd. Tickets are already on sale and moving quickly. Please call 520-529-1000, or purchase online at Gaslightmusic hall.com

New on the Market



Offered at \$518,000

655 W. Bright Canyon Drive

New on the Market



Offered at \$345,000

257 W. Tabascoe Place

Unobstructed East Facing Mountain Views!



SOLD at \$713,500

10958 N. Pusch Ridge Vistas Drive

Impeccable Home with 3,991 sq.ft.



SOLD at \$615,000

13821 N. Javelina Springs Place

Located In Lovely Gated Golf Community



SOLD at \$525,000

13811 N. Javelina Springs Place

Unique & Hand Crafted with Love



SOLD at \$525,000

662 W. Silver Eagle Court

THE
MITCHELL
TEAM



Mara Mitchell
(520) 404-6004
mara@themitchellteamtucson.com

Brian Mitchell
(520) 404-0444
brian@themitchellteamtucson.com



The Views
Golf Club at Oro Valley



Discover Oro Valley's hidden gem, The Views Golf Club at Oro Valley. Owned by the financially stable Sun City Oro Valley Community Association, we have been voted Best Golf Course for the past five years by readers of the *Northwest Explorer* newspaper. The Views Golf Club is a semi-private course that offers daily play as well as annual golf passes. See www.theviewsgolfclub.com for more details.

Play a round of golf and receive a complimentary Views Golf Club hat.*

**Offer applies to published seasonal rates; select inventory, limited supply.*

**Expires 2/28/19
Must present coupon**

**SITS LIKE
A GLOVE**

home
furniture
OF TUCSON

Find the furniture you love for all the rooms you love the most.



SOLOMON GROUP
Classic design that's always in style. Rich genuine Italian leather, beautifully detailed with solid wood feet.

6026 N. ORACLE ROAD AT RUDASILL • 520 308 5313
HomeFurnitureOfTucson.com • MON-FRI 10-5:30, SAT 10-5

Photo by: Technicians For Sustainability



Save Energy and Money with a Solar Loan from TOPCU

Tucson's Solar Loan Experts

- Flexible terms, low rates, & more -

 **TOPCU**
Tucson Old Pueblo Credit Union

(520) 881-6262
www.topcu.org

2500 E. 22nd Street
Tucson, AZ 85713

FROM GOLD... TO SOLD!



LISTED! \$650,000
13804 N. COMO DRIVE
CUSTOM HOME ON 4.35 ACRES



SOLD! \$664,000
11681 N. COPPER MOUNTAIN DRIVE



SOLD! \$775,000
12107 N. SLIDING ROCK PLACE



DON & KATHY VALLEE
THE VALLEE GOLD TEAM

520.730.1478

admin@valleegoldteam.com

www.DonVallee.com



Do you need a **FREE** Equity Evaluation?
Visit www.OroValleyHomeValues.com today!



VISTOSO COMMUNITY ASSOCIATION
C/O ASSOCIA ARIZONA
6840 N. ORACLE ROAD, SUITE #130
TUCSON, AZ. 85704

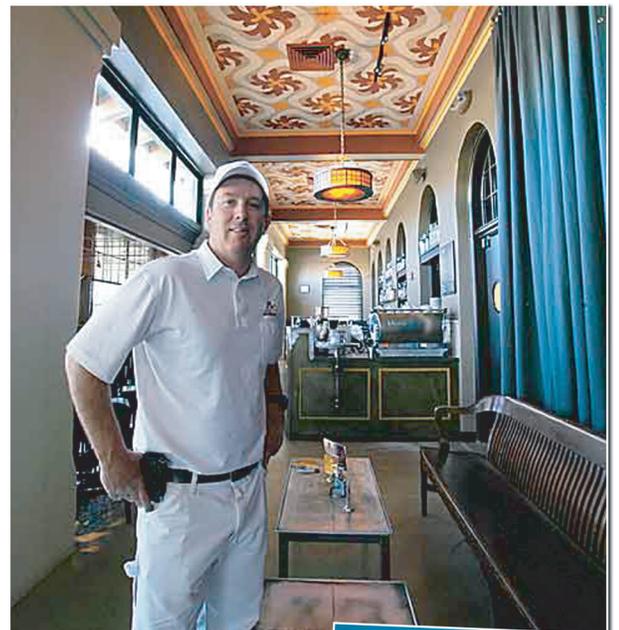
ADDRESS SERVICE REQUESTED



At Abeyta Painting we are passionate about paint. We provide a superb paint job, starting with thorough prepping, meticulous application of top grade materials, and excellent customer service. We specialize in residential and commercial, interior, exterior, and roof/deck coatings.

For more information visit our
NEW website at AbeytaPainting.com
or call **529-2878**
to schedule an estimate.

Licensed, Bonded, and Insured. ROC #K34-167390



S. Garret Abeyta, Owner/operator



Mike Starling Photos

Member of the Better Business Bureau and proud,
Angie's List award winner (last 2 consecutive years!)