

COMMUNITY

NEWSLETTER

Issue: 1st Quarter 2016



Rancho Vistoso

CONTENTS

Letter from your President Pat Straney / 1

2016 Vistoso Community Association Board of Directors
Meeting Schedule / 2

Open House/Annual Meeting / 2

Out Going Board Member / 4

Attention All Sub-Associations! / 4

FEATURES

Pull To The Right For Emergency Vehicles / 5

Oro Valley's Community Plan / 5

21st Century Community: Secure
Online Voting / 7.

Planning for Spring / 9

Year Round Garden Calendar / 13

Growth & Development / 16

Amphi To Open K-5 Elementary School At
Hohokam Park / 15

WWW.RANCHOVISTOSOHOA.COM



LETTER FROM THE PRESIDENT — PAT STRANEY

As this article is being written, preparations are underway for our Annual Meeting and Election of Directors. Vistoso held its second electronic voting this year and again, quorum was obtained within days of the site going live. Our Annual Meeting is scheduled for Thursday March 24th and this year the Board is particularly happy that we will be holding the meeting in our very own facility located within our community. We feel that this site will be more convenient to our residents when handling association business and more efficient for our managers that handle the day to day business in our community.

To celebrate the successful opening of our office and meeting facility, please join us for an open house from 3 to 5 p.m. prior to the start of the Annual Meeting. Sign-in for the meeting will be at 5:30 p.m. followed by the call to order at 6:00 p.m.

Vistoso has continued to develop and update its look with new signage for neighborhoods, parks and a few locations that hadn't yet had signage. Park equipment has been replaced, repaired and updated, medians along Moore and La Canada are being refurbished in concert with the new development in the area and widening of Moore Road. We continue to welcome new sub-associations and neighborhoods in several areas of our community with development and construction in Center Pointe by Maracay, Discovery and Eagle's Rest by Lennar and homes by Mattamy in neighborhood 5. We are nearing a time when larger tracts of residential land available within Rancho Vistoso is building out. There is still significant commercial land available and other smaller residential parcels which are slowly being purchased to develop.

Stay tuned for information regarding the STEM School to be built on Desert Fairways next door to Hohokam Park, we will make sure to send notices to residents as meetings are held and updates as they become available. Neighbors need to attend Amphi School District meetings relative to this project to make sure their voice is heard.

We have a great community, with members that make Vistoso a perfect place to call home. We go into 2016's Annual Meeting saying Good-bye to long term Board Members Jill Anderson and Mary Caswell and our long time Finance Committee Chair, Ray Lang. Due to a variety of changes in their personal lives, we reluctantly let go of their talent and long – term dedication. These individuals are amazing volunteers, with a drive to do what is ethical and best for all the members of the association. Their passion and foresight brought us bright newsletters, updates to landscaping, a new an improved website, strong and sound financials and worked to get us into the office we now call home. Our most sincere thanks and appreciation to them and best wishes for the future.

We are now looking for volunteers to fill seats on the Communications, Finance and Compliance committees, please consider getting involved. I hope to see many of you in attendance at our Annual meeting and want to remind you that our community runs primarily on volunteers. We are blessed to have our current group, and will continue to look for new volunteers to staff committee activity. Sign up sheets will be available at the meeting. If you have some extra time and are looking for a more direct way to influence the direction of your community, this is a rewarding way to accomplish that - thanks in advance for considering community involvement. If you have questions, comments, or concerns, continue to send them through our Management team - Jena Carpenter and support staff can answer any question you may have.

Pat Straney – Board President
Vistoso Community Assoc.

2016 VISTOSO COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING SCHEDULE

MARCH 24, 2016 - ANNUAL MEETING

An organizational meeting of the new Board will follow the Annual to elect Officers.

945 W. Vistoso Highlands Drive

April 28, 2016

May 26, 2016

June 23, 2016

July 28, 2016

August 25, 2016

September 22, 2016

October 27, 2016

December 8, 2016

OPEN HOUSE/ANNUAL MEETING

March 24, 2016

945 W Vistoso Highlands Dr.

We hope to see you at the Open House for the Vistoso Community office. Join us between 3:00 and 5:00 p.m. for refreshments. Meet the Board, vendors, neighbors and Associa Staff who man our office Monday through Friday weekly.

The Annual Meeting of the Members will follow the open house. Member sign in will begin at 5:30 p.m. with Call to Order at 6:00 p.m. Immediately following the Annual Meeting will be a Board Meeting to elect officers and committee appointments.

We look forward to seeing all of you!

BOARD OF DIRECTORS

Pat Straney | **President**

Mary Caswell | **Vice President**

Dennis Ottley | **Treasurer**

Jill Anderson | **Secretary**

Les Henson | **Director**

John Billings | **Director**

ASSOCIA ARIZONA

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

Phone | (520) 742-5674

Dial "5" for after hour emergencies

Fax | (520) 742-1523

Jena Carpenter | **JENA.CARPENTER@ASSOCIA.US**

Louisa Sadler | **LOUISA.SADLER@ASSOCIA.US**



Golden Goose Thrift Shop

Best Thrift Shop in Tucson "Arizona Daily Star"

Best Antique Store in Tucson "Arizona Daily Star"

Thank You,
Charity. The Golden Goose



Our truck picks up in Rancho Vistoso five days a week.
Call today to schedule a pick-up. 825-9101

A 501(C)3 non-profit
Donations 100% tax deductible



\$7 Million Raised in our First Twelve Years!

100% of Profits go to Local Charities

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

IT'S YOUR WEBSITE!

Please visit to your website for any updates, meeting notices and other important information concerning the community at: www.ranchovistosohoa.com

OUT GOING BOARD MEMBER

Au revoir, Arrivederci, Audio's, Auf Wiedersehen. It is never easy to say Goodbye.

It has been my pleasure to serve Vistoso Community Association for many years, serving on committees and working with wonderful people on those committees.

A big thank you to Jena for her continued help and always being there to answer questions. I would also like to say thank you to Louisa for tackling the newsletter with me. Working with the Board of Directors and developing friendships and working on keeping Rancho Vistoso a great place to live has been a rewarding venture.

I wish the new Board all the best, as I move on to a new community, and yes, I am already volunteering. I feel strongly that if you live in a community it is important to be involved. You learn and grow and contribute in seeing that you community stays strong and you as a homeowner help in keeping what you bought is maintained and the place you decided to make your home.

Au revoir

Mary Caswell

Vistoso community –Vice President

ATTENTION ALL SUB-ASSOCIATIONS!

Residents belonging to a sub-association, don't forget, you are also a member of the Vistoso Community Master Association. When you want to know what your \$72 per quarter pays for, come to a Board Meeting.

VCA Board meetings are posted on the website at www.ranchovistosohoa.com. They are generally held on the 4th Thursday each month beginning at 5:30 PM and are now held at 945 W. Vistoso Highlands Drive, Oro Valley, AZ. It's convenient and close to home, see what is happening in Vistoso Community.

We encourage all member participation and hope to see you at future Board meetings.



Golder Ranch Fire District

3885 E Golder Ranch Drive
Tucson, Arizona 85739

"Serving with Strong Hands and Caring Hearts"

Golder Ranch Fire District Reminds the Public to

PULL TO THE RIGHT FOR EMERGENCY VEHICLES

When the public is driving and they hear sirens and see emergency lights, it is imperative that they remember to pull to the right to allow emergency vehicles to get to their destination. It is our goal to respond safely and quickly to someone's worst day of their life. The public can help in that effort by being alert while they are behind the wheel. Follow these tips to help first responders while you are driving:

- While in your car, turn music down so that you can hear sirens approaching.
- Frequently check your mirrors to see if emergency vehicles are approaching from behind.
- Do not be distracted by cell phones.
- Do not attempt to race an emergency vehicle or "beat" them through an intersection.
- When you hear sirens and/or see emergency lights, safely pull your vehicle to the right and wait for them to pass.

Oro Valley's Community Plan

Your Voice, Our Future



Over the last two years, residents have come together to share their vision for Oro Valley's future. Now that vision has been built into a plan of action! The *Your Voice, Our Future* Plan is Oro Valley's new community plan. It reflects the resident-inspired Vision and Guiding Principles, work by committees of residents, and countless comments from the community. The Plan will guide decision-making for Oro Valley's future over the next 10 years.

Stay tuned! You'll have the opportunity to vote on the *Your Voice, Our Future* Plan adoption in November 2016.

What's in the Plan?

Check out YourVoiceOV.com to read the Plan! See the **Community, Environment** and **Development** chapters for **goals, policies, actions** and more about Oro Valley's future.



COMMUNITY



ENVIRONMENT



DEVELOPMENT



163 ACTIONS
"WHAT ACTIONS
DO WE TAKE?"

25 GOALS "WHAT DO WE STRIVE FOR?"
77 POLICIES "WHAT IS THE PATH?"

Check out the Plan and join the **community** conversation at YourVoiceOV.com. Contact us with questions, comments or to schedule a presentation by emailing YourVoiceOV@orovalleyaz.gov.

Temperature Control, Inc.

"We're Better by a Big Degree"

520.544.KOOL

(5665)

Temp-Con.com



Spring A/C Tune Up

Includes Condenser Coil Cleaning

Off Season Blowout Lennox 16 SEER Split System

3 Ton Unit \$4,995

4 Ton Unit \$5,395

5 Ton Unit \$5,695

EXPIRES 04/30/16

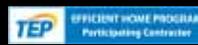
\$79.95

EXPIRES 04/30/16

CALL US TODAY!

AEROSEAL
Duct Sealing From The Inside

Dave Lennox
PREMIER DEALER
LENNOX



"Air Conditioning & Heating Since 1982"

THE 21ST CENTURY COMMUNITY: SECURE ONLINE VOTING

The rapidity of technological advances and the hyper connectivity in our individual lifestyles have made time allocation significantly more complex. Unfortunately, this has caused many community associations to struggle with membership involvement. In fact, today busy lifestyles make it difficult, even for the most civically minded homeowner, to find time to be engaged in the governance of their community association. This is bad news.

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.

Electronic voting is not a new concept. In fact, millions of American exercise their voting rights weekly by calling in to vote for favorite contestants on an array of reality shows like American Idol and Dancing with the Stars. Of course voting for entertainment is a bit different from voting for officials whose decisions can impact the value of your property, but these differences are not big.

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 is 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 2016 annual meeting. The cost savings to the community in 2015 was more than \$4,500.00 with a participation rate about the same, if not better, than the use of paper ballots. Voting results will be announced at the Annual Meeting on March 24, 2016. If you did not vote electronically, you may still cast your ballot in person the night of the meeting. Stay tuned for cost savings and results from the 2016 meeting in the next issue of this newsletter.

PICKERBALL COMING TO A COURT NEAR YOU!

The Board of Directors has had several requests from the homeowner's to allow pickle ball at the tennis court. It was decided at the last board meeting to give this a temporary tryout. The right hand tennis court at Hohokam Park will have red tape installed for our pickle ball players to have a place to play their sport.

The association will host a Town Hall in late April to receive homeowner's feedback in regards to the usage of one of the tennis courts for pickle ball. The court is striped now for Pickle Ball for those interested, stay tuned for a date and time to discuss your input.

If you want to receive email communications, visit our website www.ranchovistosohoa.com

RESIDENTIAL & COMMERCIAL SALES • INSTALLATION • SERVICE

Cochran

Heating & Air Conditioning L.L.C.

- Check Blower Motor
- Clean Filter
- Check All Safety Functions
- Clean Furnace
- Check Temperature Differential Across Equipment
- Cycle System for Proper Operation



\$49.95/100
Service A/C or Heat



“Expert Personalized
Service”

Call for a *FREE ESTIMATE*

520-631-9718

“Time for a
SERVICE CHECKUP”

R.O.C. 256404

PLANNING FOR SPRING

Now is the time to plan ahead for Spring landscaping. It is still possible for temperatures to fall below freezing but traditionally the average date for temperatures to stay above 32 degrees is March 15th. Check weather forecasts for freeze warnings and continue to cover tips of columnar cacti and use frosts blankets to protect citrus and other sensitive plants.

Spring is the perfect time to clean and repair drip irrigation systems. The filter should be cleaned or replaced and check for any leaks in the poly line leading to all the plants. The drip emitters should be inspected and replaced if they are putting out too much water or not enough. Be prepared to increase frequency of the irrigation as temperatures warm up and continue to water slowly and deeply. Wildflowers should be watered every week or more and then thin seedlings when they get too crowded.

Prune deciduous trees and shrubs by cutting out diseased or dead branches that detract from the desired shape of the plant. If possible, prune before new growth begins. Evergreen trees and shrubs can be pruned now as well but don't prune frost damage from frost tender plants until new growth appears.

Begin applying a mulch over the root zone of the plants. It can be inorganic, such as rock or gravel, or organic, such as compost. A 2-3 inch layer over the root zone reduces moisture loss and cools the upper layer of the soil.

Annuals and perennials for spring are usually available now. For sunny areas select from petunias, alyssum verbena to name just a few. Begonias, dahlias and caladium are nice alternatives for shady areas. Plant tomato, pepper and eggplant starts. Plant seeds of squash, melons, cucumbers and watermelon. Check availability of herbs from your local nursery and plant before the summer heat arrives.

It helps to understand our gardening seasons so that you can plant, prune and fertilize properly. With time, growing and caring for plants in the southwest becomes easier due to your observations of your own garden!

Jeffrey Van Maren

Landscape Architect
Director of Design Build – AAA Landscape





Dispose-A-Med Oro Valley

Clean out your medicine cabinets

Bring your unused or expired prescriptions and over the counter medications we will dispose of them for your property. We will accept pills and liquids.



The Oro Valley Police Department, in partnership with the Drug Enforcement Administration (DEA), SOBER Project, Meth Free Alliance, Oro Valley Optimist Club, Golder Ranch Fire District and Pima County Wastewater invite Oro Valley citizens, businesses, churches and schools to join us and share information regarding drug awareness in our community. Together we can explore possible solutions and preventative measures to make our community safe, healthy and drug free.

Bring your unused or expired prescription and over the counter medications and we will dispose of them for you properly.

This includes veterinarian medications, vitamins, syringes and inhalers. Please keep all pills in their original containers. All the work is done for you! Please do NOT bring batteries or household hazardous waste. You can drop off any medications and it is completely anonymous.

The empty bottles are recycled. All of the pills and labels are incinerated with the help of the DEA.

Upcoming prescription-take-back events 2016:

Target 10555 N. Oracle Rd. 10 am - 2 pm	Walmart 7951 N. Oracle Rd. 10 am - 2 pm	Sun City Vistoso 1495 E. Rancho Vistoso 9 am - 11 am
	04/02/16	
08/06/16	06/04/16	09/13/16
10/15/16	12/03/16	11/08/16

We will no longer be accepting metal or glass inhalation aerosol containers, syringes or epi-pens.

For more information contact OVPD Community Resource Unit at: (520) 229-5080

Heating – Cooling - Refrigeration

Sales – Service - Installation



Please see coupons on our website.

Financing available
Licensed, Bonded, Insured

B & J REFRIGERATION INC.
520.326.9672
www.bjrefrigeration.com

Locally owned since 1970



"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.

CREATING THE NEXT GENERATION OF
GIANT TELESCOPES
TO EXPLORE THE EDGES OF THE UNIVERSE

BASED AT
RICHARD F. CARIS MIRROR LAB
Small Observatory

FOR TOURS AND TICKETS VISIT:
MIRRORLAB.ARIZONA.EDUTOURS

Fort Lowell Realty & PROPERTY MANAGEMENT
ARIZONA'S PREMIER PROPERTY MANAGEMENT & RENTAL COMPANY

COLLEEN KESSLER
REALTOR
520.360.6505
COLLEEN@FLRAZ.COM
WWW.FLRAZ.COM

TUCSON: 520.322.0000
2921E FORT LOWELL, SUITE 203, TUCSON, AZ 85716
PO Box 36163, TUCSON AZ 85740-6163

A TRADITION OF
SERVICE, TRUST, RESULTS.



**JOHN & MEGAN
BILLINGS**
ASSOCIATE BROKER

520.247.4459
thebillingstucson.com



CAMINO VIEJA RANCHERIA
MLS# 21602831



AVAILABLE 4 BED/3 BATH/LOFT

CARLSBAD
MLS# 21531718



AVAILABLE 3 BED/3 BATH/DEN/LOFT

WESTMINSTER
MLS# 21430283



PROPERTY UNDER CONTRACT

CARLSBAD
MLS# 21525452



PROPERTY SOLD - \$217,800

VISTOSO HIGHLANDS #122
MLS# 21526759



AVAILABLE 2 BED/ 2 BATH

STONY RUN
MLS# 21601060



PROPERTY SOLD - \$1,385,000



VANDALISM

We have been receiving some complaints from residents about children in the various neighborhoods behaving inappropriately and intruding on resident's personal property and in the common areas. Some reports coming in are of vandalism to common area walls, throwing paint on walls and then running into the washes and leaving trash behind on front yards. Vandalism is illegal and there could be consequences.

Please be courteous to your neighbors and helping to keep Rancho Vistoso a beautiful place to live.

**RANCHO VISTOSO
COMMUNITY-WIDE
YARD SALE**



**SATURDAY, April 23, 2016
7:00 AM TO 2:00 PM**

Signage may be used the day of the sale, the Association will provide some Directional Signs which will be installed through out the community. Advertisements will be placed in the Northwest Explorer, AZ Daily Star, and Craigslist.



TREAT UR SELF
Office & House Cleaning Service

Marina Cardona
P.O. Box 949
Cortaro, AZ 85652

In Business Since 2000
Licensed Lic. #0124683



(520) 358-1161

RUSSETT
SOUTHWEST CORP.

Heating & Air Conditioning

**IT'S THAT TIME
OF YEAR!**

*Call to schedule an appointment or
schedule one online.*

**FREE
ESTIMATES!**

629.9676
RussettSouthwest.com



EFFICIENT HOME PROGRAM
Participating Contractor



ROC# 032524

Over
65
Years

BEAT THE HEAT!

\$79.95
Per System*

SPRING SPECIAL

*\$59.95 each additional system

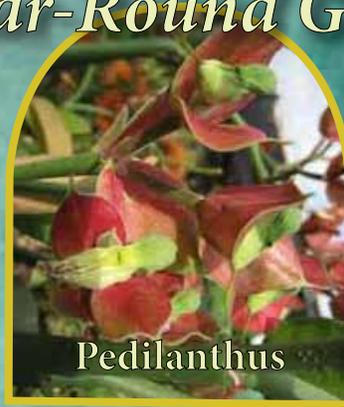
- Clean Air Filter • Service Condensation Drain Line
- Clean O/D Condenser Coil • Check Compressor Operation
- Check Motor Operations • Check Refrigerant Levels
- Tighten Electrical Connections

EXPIRES 9/30/16 • PARTS AND REPAIRS NOT INCLUDED
NOT VALID ON PREVIOUS SERVICES • NON COMMISSION SERVICE TECHNICIANS

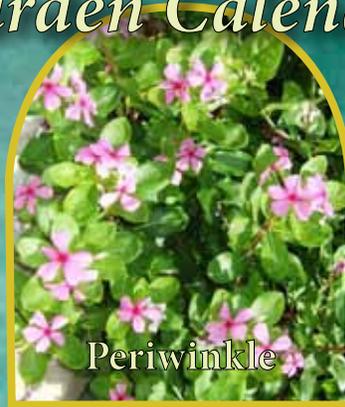
Year-Round Garden Calendar



Bougainvillea



Pedilanthus



Periwinkle



Salvia

May

Plant:

- Heat-tolerant annuals - gailardia, periwinkle, portulaca, native sunflowers, zinnias, salvia, globe amaranth, verbena
- Climate-appropriate citrus
- Cacti and agaves
- Desert trees (Texas ebony, palo verde, mesquite)
- Shade trees (Chinese pistach, Arizona ash, chase tree)
- Shrubs (creosote, desert honeysuckle, fairy duster, catclaw acacia)

Fertilize:

- Citrus trees at the end of May
- Palms with palm fertilizer according to directions

Water:

- Even native plants will need supplemental water this time of year
- Early in the morning
- Change the schedule; instead of more water at once, increase the number of days
- Mulch existing container plantings with compost or shredded bark and in-ground plantings with compost or other organic mulches to cool the soil and help to retain water

June

Plant:

- Prickly pear, cholla
- Seeds of heat-loving plants such as okra, squash, black-eyed peas, yard-loving beans, etc
- In moveable containers that can be shielded from the worst of the sun, wind and heat

Prune:

- With a light hand on hedges
- Carefully and slowly on new shade trees from the bottom to encourage canopy growth
- Stay ahead of any potential weed problems by pulling them up on sight
- Avoid heavy pruning during hot months, except for safety concerns

Fertilize:

- Very sparingly; most plants will not need it during this season
- After conferring with the nursery on any new plants

Water:

- After checking the ground with a soil probe
- Watch for wilting that does not recover overnight, which is a sign of water stress
- Deeply to flush out salts
- In the cooler morning so plants can best utilize the moisture

July

Plant:

- Gourds, a second crop of cucumbers, melons, squash for fall
- Annual and perennial herbs (all but cilantro, parsley, dill)
- A monsoon garden with seeds from Native Seeds/Search
- Basil, harvest often and prune at least 1/3 of the growth to ensure an early fall harvest

Prune:

- Mesquite and palo verde trees; experts report that these trees heal more quickly during hot weather

Fertilize:

- Blooming plants often during wet seasons with a high phosphorous fertilizer
- Palms in wet soil during summer rains and water the fertilizer in with a hose or wait for a rainstorm to do it for you
- Established roses with a half-strength rose or flower fertilizer. Add Epsom salts at half strength. Deep water every day if rains are scarce. Prune faded blooms

Water:

- To supplement the monsoons, and take care not to overdo it

August

Plant:

- Vegetables for the cooler season, such as snap peas, kale, beets, onions, turnips, etc.
- Early in the month, squash and cucumbers

Prune:

- Back surviving tomato plants
- By deadheading bedding flowers if you're already planning to replace the whole plant

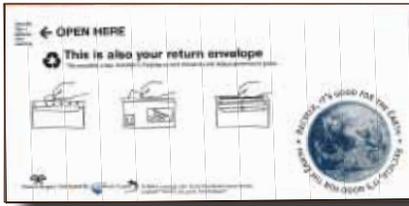
Fertilize:

- Citrus before the end of the month; avoid fertilizing frost-tender shrubs now as this will encourage new growth that may freeze later

Water:

- Deeply and infrequently if the rains have been light
- Summer-blooming flowers and shrubs, which are usually at their peak of brilliance
- Large, established cacti and succulents; these will need supplemental watering every 5-6 weeks if summertime rains have been scarce. Small specimens benefit from watering every 3-4 weeks. Cut back on this as temperatures continue to drop

NO MORE COUPON BOOKS – STATEMENTS ARE SENT QUARTERLY!



The Board of Directors has decided to send quarterly statements as opposed to a coupon booklet once per year. It is less expensive to send four statements each year than to mail a coupon book. It also allows members to see their account balance and make sure there are no additional charges that may have come up or discrepancies to their account.

Don't throw the envelope away by accident, statements do arrive in a funny looking envelope (see image above). Soon you will be receiving your HOA statement to pay your dues.

If you do so through your bank or some other automated method, you are encouraged to continue with our thanks for being eco-friendly.

If you prefer to send your payment through the mail, this envelope is also your return envelope. Just follow the easy instructions printed on the back of the envelope.

CLEERE LAW OFFICES, P.C.

*Oro Valley's Preferred
Estate Planning Law Firm*

Are you responsible for caring for a loved one now or in the future?

We provide legal services, including a complimentary, no obligation, initial consultation to discuss the legal issues encountered in handling a loved one's affairs during incapacity and after death.



10445 N. Oracle Road, Ste. 141
Oro Valley, AZ 85737
www.CleereLaw.net
520-219-9733



SERVICES

- Maintenance
- Wheel Alignment & Balancing
- Diagnostic/Driveability
- Engine Tune-Up
- Brakes
- Air Conditioning & Heating
- Suspension & Steering
- Electrical
- Charging & Starting System
- Cooling System, Belts, Hoses

American, Foreign, New, Classic, & Hybrid

16255 N. Oracle Road • Tucson (Catalina), AZ 85739

Call for an Appointment **818-3200**






Mon-Fri 7:30am - 5:30pm
Free shuttle in our service area



AMPHI TO OPEN K-5 ELEMENTARY SCHOOL AT HOHOKAM PARK

825 W Vistoso Highlands Dr.

On February 9, 2016 at the Amphitheater Governing Board meeting the board unanimously voted to move forward with construction of their new Stem school. This school is slated to be open for the 2017 -2018 school year. It is a K-5 elementary school specializing in Science, Technology, Engineering and Mathematics (STEM). This project was previously slated to open in 2016, but due to funding the district postponed the project at that time.

The new STEM school will be located on Desert Fairways next door to Hohokam Park. A public information meeting was held on March 10, 2016 at Ironwood Ridge High School. Amphi will provide updates to relevant constituents as a construction time line is developed and work is scheduled to begin. Further information and future Public meeting dates can be found at <http://www.amphi.com/stem-school-news.aspx>.

The website for people to view the plan, virtual tour and Q&A if they are interested in more information. www.amphi.com.

Check often for updates at www.ranchovistosohoa.com .

Mattamy Homes – Neighborhood 5 and 6 Development



Vistoso Community welcomes Mattamy Homes! Mattamy has started its development of a 122 unit sub association at Rancho Vistoso Boulevard and the Moore Road extension into Neighborhood 5. Currently they are salvaging vegetation per Oro Valley requirements, we are sure to see further activity here over the course of 2016.

Additionally, Mattamy purchased the 8.9 acre parcel just south of the same Moore Rd. extension directly across the street from the above mentioned which is part of Vistoso Town Center (Neighborhood 6). This parcel is zoned for commercial development, however, Mattamy is seeking approval to adjust the zoning in effort to reduce the commercial portion to 1.6 acres and allow residential development for approximately 37 lots. There has been one Neighborhood meeting to date, future meetings for the re-zoning application will be posted and distributed via email.

Vistoso Town Center – 37 Lots

Eagles Summit – Formerly known as the “Olson Property”

Lennar is moving forward with their new neighborhood on Moore Road. The final plats have been sent for recordation. The area has been graded and Lennar will be working towards infrastructure for the newly platted development. The section of road on Moore road will be widened to increase traffic lanes from two to four from Rancho Vistoso Blvd. west to La Canada.

Per the agreement with Lennar, the Association has received the funds to install new equipment at Hohokam Park just north of the development. We will begin gathering information and bids as to what should be added to the park to incorporate more active play areas.



Center Pointe Vistoso - IN FULL SWING!

Maracay Homes opened for sales on their 343 lot development providing a variety of home styles to choose from in five separately gated neighborhoods. The wide range of models is sure to appeal to all demographics from lock and leave homes to 65 foot wide lots with large floor plans. This development will also provide a number of outdoor amenities for its residents including a pool and spa, splash pad, butterfly garden, sport fields, tot lots and connecting trails to mention a few. The model complex has been open since January and they are selling lots and building homes. Take a drive and visit the community to see what's up and coming in Vistoso Community!



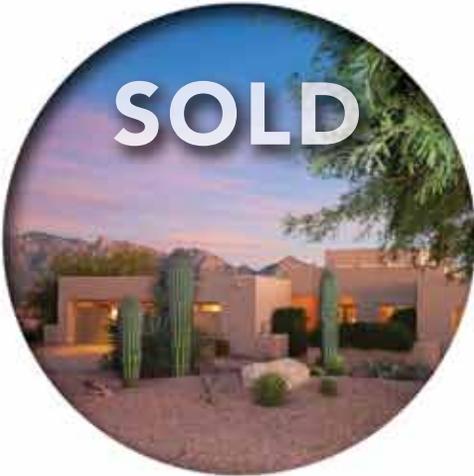
782 W. Silver Eagle Court
\$543,720



12521 N Copper Spring Trail
\$540,000



562 W. Silhouette Ridge Pl.
\$885,000



681 W. Silver Eagle Court
\$465,000

**NOW
TAKING
LISTINGS**



912 W. Cork Oak Pl.
\$255,000



520-544-5555

Don & Kathy Vallee, CRS, CLHMS
GLOBAL REAL ESTATE ADVISORS



What's Your Home Worth? Get It Now At www.OroValleyHomeValues.com

Excellent Conditions

Monthly Unlimited Play from \$495

Daily Rack Rates

	Prime	Noon	2 PM
18-Hole	\$59	\$50	\$39
9-Hole	\$38	\$33	\$33

Golf Lessons Available

PGA certified instructors
½ hour \$45 45 minutes \$55
We also offer packages

Great Gift Idea!



The Views

Golf Club at Oro Valley

1555 E. Rancho Vistoso Blvd. **520-445-3599** theviewsgolfclub.com

The Views

Restaurant

Buy One Entree Get One Entree 1/2 Off*

*With the purchase of two beverages. Offer good to March 31, 2016. Excludes Happy Hours. Not to be combined with any other discount.



1555 E. Rancho Vistoso Blvd.,
520-829-9194

Breakfast Mon.-Sat. 7-11:30 AM, Sun. 7 AM-3 PM
Lunch 11:30 AM-3 PM, Seven Days a Week



Free WiFi



Creating Beautiful Smiles.



Cosmetic General Dentistry Veneers

WE ARE A DENTAL PRACTICE IN ORO VALLEY DEVOTED TO RESTORING AND ENHANCING THE NATURAL BEAUTY OF YOUR SMILE USING CONSERVATIVE, STATE-OF-THE-ART PROCEDURES THAT WILL RESULT IN BEAUTIFUL, LONG LASTING SMILES!

"At Flynn Dentistry, we believe there is no substitute for natural healthy teeth, and preventing dental problems before they occur is our goal for every patient. We provide general dental care for the entire family with a priority to help all of our patients achieve and maintain a healthy and attractive smile. My staff and I look forward to meeting you and welcoming you to our practice!"

*Dr. Flynn, DDS, PC
Since 1982*

CALL TODAY FOR AN APPOINTMENT

(520) 575-9449

Conveniently located in Rancho Vistoso
just South of Arrowsmith.

 **DELTA DENTAL®**



FLYNN DENTISTRY

WWW.FLYNNDENTISTRY.NET

12470 N. Rancho Vistoso Blvd., Suite 100 • Oro Valley, AZ 85755

**Dedicated to Quality
Education & Prevention
Uncompromising Safety
Training & Expertise
A Positive Experience
An Amazing Staff
Non-Surgical Periodontics
Restorations & Whitening
Snoreguards
A Great Location**



Russ
Lyon

Sotheby's
INTERNATIONAL REALTY



NEW LISTING!

OFFERED AT \$736,000

13853 N. Steprock Canyon Place



UNDER CONTRACT!

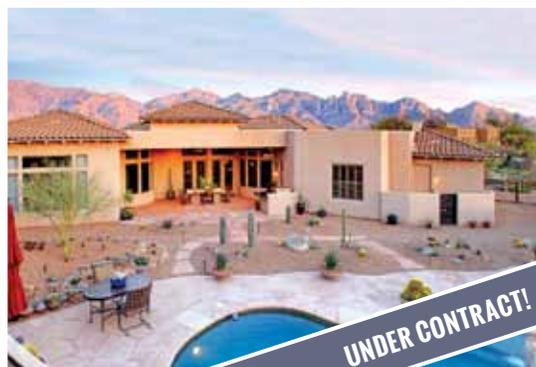
OFFERED AT \$215,000

760 W. Clear Creek Way



OFFERED AT \$890,000 ON 13 ACRES

9800 N. Carodera Canyon Place



UNDER CONTRACT!

OFFERED AT \$975,000

737 E. Cool Mist Drive



NEW LISTING!

OFFERED AT \$315,000

257 W. Tabascoe Place



SOLD!

SOLD FOR \$235,000

173 W. Red Pepper Place

To Whom it May Concern:

We have been married 44 years and have bought 15 houses and sold 16 houses in 8 different cities and therefore dealt with numerous realtors, some good and some not so good. However our best experience by far is with Mara and Brian Mitchell, Sotheby agents.

Our house was not the easiest to sell due to market conditions and other various factors. But during the entire process Mara and Brian besides being very professional were there to guide us through the entire process. They were always available, keeping us apprised of current market activity and suggesting staging technique and listing price adjustments. They advertised the property in many different publications and held numerous open houses based on our availability. Even when we had a showing on short notice and were a long distance from the house, either Mara or Brian came over to raise the shades and turn on the lights. In addition to being very professional they both have a great sense of humor which made the process fun.

During the listing time whenever we wanted to look at another property they were available to show it. We must have looked at least 20 different properties during this time on many different days.

When we are ready to sell our current house and move again we will definitely use Mara and Brian because in our opinion there are none better. We hope this information is helpful in selecting a realtor for your experience.

Best of luck,

Frank & Carolyn

The Mitchell Team

Your Oro Valley
Real Estate Experts!



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

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



TheMitchellTeamBrianAndMara.com • VistosoHomes.com

EXCELLENT OPPORTUNITIES FOR LUXURY LIVING

STONE CANYON

Custom Homesites
Model Homes
Golf/Sports Memberships*

New Clubhouse Opening Soon!



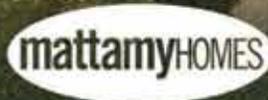
520.219.9000

PremierStoneCanyonProperties.com



520.219.1500

StoneCanyon.com



520.276.7801

MattamyHomes.com/Tucson



BUILT TO INSPIRE

520.471.2354

MeritageHomes.com/Monterey



FAIRFIELD
HOMES

520.219.9000

FairfieldHomesArizona.com



SOMBRA
HOMES

520.575.8976

SombraHomes.com

Visit our information office 7 days a week from 9am -5pm
405 W. Tortolita Mountain Circle | Oro Valley, AZ 85755
520.219.9000 | 877.219.9100



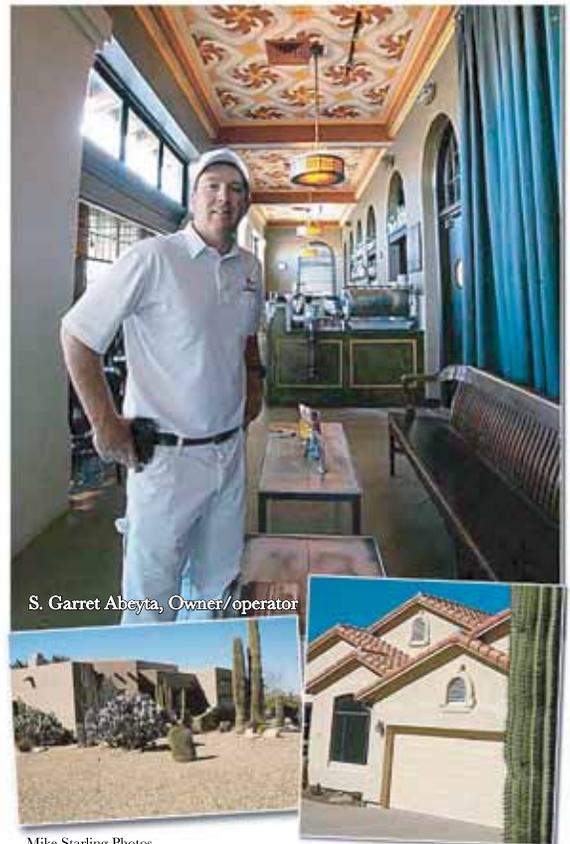
Vistoso Community Association
c/o Associa Arizona
6840 N. Oracle Road, Suite 130
Tucson, AZ 85704



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!)