

A large Saguaro cactus stands prominently in the foreground on the left, its tall, ribbed stem reaching towards the top of the frame. The ground is covered with patches of white snow, contrasting with the dark, spiny cactus. In the background, several snow-capped mountain peaks rise against a sky filled with dramatic, layered clouds. The overall scene is a unique blend of a desert environment and a winter wonderland.

COMMUNITY

# NEWSLETTER

Issue: 4th Quarter 2016





# CONTENTS

Letter From the President / pg. 1

Board Meeting Dates 2017 / pg. 2

2017 Nominating Committee / pg.5

Notes from the Treasurer / pg. 5

Upcoming Community Events / pg. 9

Secure Online Voting / pg. 18

## FEATURES

Know the Rules / pg.4

Home Heating Safety Tips / pg. 6

Christmas Tree Safety Tips / pg. 7

Vistoso Community Park Map and Information /  
pgs. 12 & 13

Diabetes Risk / pg. 20

Having a Ball with Integrated States LLC / pg. 23

Avoiding Conflict with the Neighbors / pg. 27

**WWW.RANCHOVISTOSOHOA.COM**



## **LETTER FROM THE PRESIDENT**

**~PAT STRANEY**

As this article is being written, we have just celebrated Thanksgiving and are looking forward to the Christmas holidays and it seems appropriate to reflect on our community and those that make it run. We are very fortunate to have a community like Rancho Vistoso to live, work and play in. I want to personally thank the many 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.

2016 was a hectic, challenging and ultimately a good year for our community. The year started out with the opening of our new in-community office, a transition to a new senior manager for our community, new members on our board and several committees, and the continuation of large scale development and community enhancements throughout Rancho Vistoso.

2017 promises more of the same. The Finance Committee has put together the 2017 budget and we are in the process of updating the Reserve Study analysis for our community. Based on our analysis of current financial performance and short term needs, we are pleased to report that our assessments will remain unchanged for 2017. Longer term, the board is beginning the process of developing a preliminary 5 year plan for Rancho Vistoso that reflects the “post development/construction – built out” phase of our community.

I hope you are finding our website; [ranchovistosohoah.com](http://ranchovistosohoah.com), the “go-to” site for everything Vistoso – meeting schedules, governing documents, forms, etc. In addition, I will continue to remind you that Rancho Vistoso Community runs primarily on volunteers and we are always looking for fresh perspectives, ideas and additional help. Volunteering is easier than ever with our in – community office location and provides you an opportunity to add your influence to the direction of our community through personal involvement on various committees.

If you are interested, contact Lauren Lee or Louisa Sadler at Associa Arizona (520-742-5674) for more information.

I look forward to seeing more of you at our monthly Board meetings and wish you a Happy Holiday Season and a very Happy New Year.

Pat Straney – Board President  
Vistoso Community Association

---

### **DON'T THROW THIS ENVELOPE AWAY!**



We are going green and your community association assessments will now be coming in a funny looking envelope (see image left). Most of you should have received 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.

## BOARD MEETING DATES 2017

The meetings are the 4th Thursday of the month, with the exception being in November.

The schedule for 2017 is as follows:

January 26th - February 23rd - March 23rd – Annual Meeting - April 27th - May 25th  
June 22nd - July 27th - August 24th - September 28th - October 26th  
November – No Meeting - December 7th – 1st Thursday of the Month

All Meetings are held at 5:30 PM at 945 Vistoso Highlands Dr. unless otherwise noted.

## IT'S YOUR WEBSITE!

Please visit your website for any updates, meeting notices and other important information concerning the community at: [www.ranchovistosohoa.com](http://www.ranchovistosohoa.com)

## BOARD OF DIRECTORS

*Pat Straney | President*  
*Les Henson | Vice President*  
*Dennis Ottley | Treasurer*  
*Lori Burkhardt | Secretary*  
*John Billings | Director*  
*Sheryl Forte | Director*  
*Dick Surowiec | 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  
*Lauren Lee | LAUREN.LEE@ASSOCIA.US*  
*Louisa Sadler | LOUISA.SADLER@ASSOCIA.US*



# ‘Tis the Season to Give Merrily

# Golden Goose Thrift Shop

THANK YOU to all  
who have donated !  
*Charity*



A 501(c)3 not-for-profit  
Donations 100% tax deductible



We pick up in Rancho Vistoso five days a week.  
Call today to schedule a pick-up. **825-9101**

## \$8 Million Raised in our First Thirteen Years!

Come in to the "Goose" and find great Christmas gifts for everyone on your list and don't forget we have holiday gift cards anyone would love to find in their stocking. You never know what you are going to find at the "Goose" but you will always be pleasantly surprised. Happy shopping and thank you for your continued support!

## 100% of Profits go to Local Charities

Visit [www.goldengooseaz.com](http://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**



## KNOW THE RULES

Have you checked out the HOA's covenants, conditions and restrictions (CC&Rs) lately? If not, now's a great time to brush up on the do's and don'ts of the community.

For those of you who are unaware, CC&Rs play a crucial role in keeping the association running smoothly. CC&Rs are legally binding rules and regulations that each homeowner agrees to when he or she purchases a unit within the association. If owners rent their homes, it's the owner's responsibility to inform the new residents of the bylaws as well. CC&Rs include stipulations on assessments, building design and additions, and the governance of the association. All residents need to understand these CC&Rs so they don't unintentionally violate them; owners can be fined by the association and—in extreme cases—sued for violating the CC&Rs. Owners are empowered when they understand the CC&Rs and the procedures for changing or amending them when they are no longer applicable or relevant to the community.

While they may seem arbitrary, the CC&Rs are legally enforceable. They also help ensure the association as a whole can thrive and that members are treated fairly and equally. So don't be left in the dark—check out the association's CC&Rs today!

If you don't have a copy of the CC&Rs, please call the manager or visit our website.



#LiveOutside #Rise&Grind

\$49  
Monthly

Vistoso HOA Special - Buy 3 months and get the 4th month FREE!

# Bottomless Buckets



VISTOSO  
520.797.9900

\*\*must present this ad to qualify for special

## **2017 NOMINATING COMMITTEE**

Although it may seem like a long time away from the next Annual meeting in March 2017 and another Board of Directors election, it is time to get started with the Nomination Committee. A chairperson has been 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 3 Directors in the Single Family classification and 1 Director in the Multi-Family classification.

Included in the 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 pitch their campaign to the residents. Please consider volunteering for this important committee. If you are interested, please contact Louisa Sadler at Associa Arizona, (520) 877-4616 or by email at louisa.sadler@associa.us

Some homeowners run for their board for the wrong reasons; some 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 volunteer, it is because you care about the whole community, not just a monthly meeting, but rather 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
- 

## **NOTES FROM THE TREASURER**

At the October HOA Board Meeting the 2017 budget was submitted and approved. This budget process took several meetings and a lot of adjustment but, once again, it reflected no increase in assessments.

This has been the 5th year in a row where we have maintained the \$72.00 residential assessment per quarter. The last increase was \$2.00 in 2013, and prior to that increase we had been at \$70.00 per quarter for 5 years. The reason I bring this up is that going forward we are approaching a point in our HOA where we are capped as far as residential growth is concerned.

Neighborhood 5, currently where Mattamay is building, is the last large piece of land slated for residential growth. We still have quite a bit of land zoned for business, but that rate of growth is slower to develop. As the existing parcels are developed we eventually pick up additional medians and roadsides for maintenance. Examples of this are Eagles Summit along Moore Road and Center Pointe along Pebblecreek Dr. Both will increase our landscaping contractual costs. Because of how tightly we developed the 2017 budget, and knowing we have higher costs in the future, it looks like we will be seeing assessments raise in 2018.

Our median project was completed earlier this year, and the Vistoso Highlands streetscape project will complete in 4th quarter. We still have aging infrastructure that we must address on a multi year project basis. We'll need to replace and upgrade irrigation systems plus replenish gravel on the boulevard streetsides. Our parks will require upgrades in equipment also. Always on our radar is common wall maintenance and painting, erosion control and overall general maintenance in many different areas.

Rancho Vistoso HOA is one of the prime areas to live in Oro Valley. Residents receive so much for their assessment dollar. That's why it is one of the fastest growth areas in Southern Arizona.



## GOLDER RANCH FIRE DISTRICT

### Home Heating Safety Tips

As the temperature outside drops, families take to the indoors to keep safe and warm. What they may not realize is that turning up the heat can increase the risk of home heating fires.

According to the National Fire Protection Association (NFPA), in 2011, heating equipment was involved in an estimated 53,600 reported U.S. home structure fires, with associated losses of 400 civilian deaths, 1,520 civilian injuries and \$893 million in direct property damage.

The NFPA and the Golder Ranch Fire District recommend some simple home heating safety tips, so residents can help keep our community safe and warm this winter.

- Keep all things that can burn, such as paper, bedding or furniture, at least 3 feet away from heating equipment such as a furnace, fireplace, wood stove or portable space heater.
- Turn portable heaters off when you go to bed or leave the room.
- Have heating equipment and chimneys inspected each year and cleaned by a qualified professional.
- Use a sturdy fireplace screen to stop sparks from flying into the room. Allow ashes to cool before disposing of them. Dispose of ashes in a metal container and keep the container a safe distance away from your home.
- Have a three-foot "kid-free zone" around open fires and space heaters.
- Never use an oven to heat your home.
- Test smoke alarms at least once a month.

**SAFETY ✓ INSPECTION & TUNE-UP** **\$79 per unit**  
REG. \$135  
Not valid with any other offers. Expires 1/31/2017

**SAVE BIG** **Free In-Home Estimates**  
**REBATES UP TO \$2,000**  
Not valid with any other offers.  
Expires 1/31/2017

**520-332-1533 | DandHac.com**  
LICENSED. BONDED. INSURED. • AZ ROC# C-79 #070188/C-39 #076494

**D&H**  
AIR CONDITIONING & HEATING COMPANY, INC.  
Since 1959



## CHRISTMAS TREE SAFETY TIPS

### Article from the National Fire Protection Association and the Golder Ranch Fire District

Each year, fire departments respond to an average of 210 structure fires caused by Christmas trees. Carefully decorating Christmas trees can help make your holidays safer.

#### Picking the tree

- If you have an artificial tree, be sure it is labeled, certified, or identified by the manufacturer as fire retardant.
- Choose a tree with fresh, green needles that do not fall off when touched.

#### Placing the tree

- Before placing the tree in the stand, cut 1–2" from the base of the trunk.
- Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.
- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.

#### Lighting the tree

- Use lights that have the label of an independent testing laboratory. Some lights are only for indoor or outdoor use, but not both.
- Replace any string of lights with worn or broken cords or loose bulb connections. Connect no more than three strands of mini string sets and a maximum of 50 bulbs for screw-in bulbs.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.

#### After Christmas

- Get rid of the tree when it begins dropping needles. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home. Check with your local community to find a recycling program. Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.





### TRULY MUST SEE IN STONE CANYON

Situated on premium 1.2 acre lot at base of Tortolita Mountains, fabulous unobstructed Catalina Mountain views, 3,906 sq ft, 3 bd, den, 4 ba, 4 fireplaces, 3 car garage, expansive east facing covered patio.

\$1,595,000 | TEXT: T40200168



### STONE CANYON CONTEMPORARY

Spectacular, just under 5,000 sq ft, 4 bd, 4 ba, beautifully landscaped 1.2 acre lot. From the moment you enter, you are welcomed by the open floor plan, 15' ceilings & wonderful views of Catalina Mountains.

\$1,495,000 | TEXT: T40200169



### SECLUDED STONE CANYON TURNKEY

Beautifully appointed, fully furnished Tuscan Estates neighborhood. Premium 1 acre lot in foothills of Tortolita Mountains, 3 bd, 4 ba, 3,550 sq ft overlooks designated conservation area, dramatic mountain views.

\$1,375,000 | TEXT: T40200170



### STONE CANYON ON OVER 2 ACRES

Beautifully appointed, on one of larger & most private lots. Two masters, 2,816 sq ft, the perfect retreat to enjoy all that Stone Canyon has to offer. High end finishes through-out. All furnishings negotiable.

\$999,900 | TEXT: T40200455



### FORMER MODEL IN THE ENCLAVE

Over \$400,000 of builder upgrades, on the largest lot in The Enclave at Stone Canyon. \$75,000 in furniture & furnishings included. Walking distance to Fitness Center & Clubhouse. 2,880 sq ft, 3 bd, 4 ba.

\$975,000 | TEXT: T40200548



### STONE CANYON EASY BUILD LOT

What a great lot! Easy build, very private, close proximity to The Stone Canyon Club and both Stone Canyon entrances. With Catalina Mountain views, and priced under \$200,000, this is one of the best values in NW Tucson!

\$199,900 | TEXT: T40200172

Text Codes to 81035 for Virtual Tour, Details & Current Pricing

## EXPERIENCE STONE CANYON – ARIZONA’S HIDDEN GEM!

As a long-time resident of Stone Canyon and active member of The Stone Canyon Club, Scott Bowers is uniquely qualified to introduce you to all that Stone Canyon and the nearby communities have to offer.

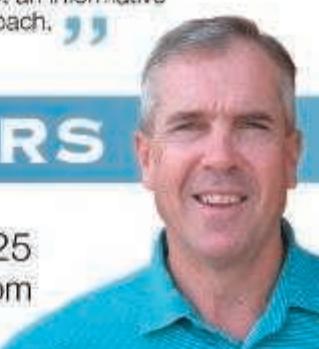
**“** Please feel free to email or call me directly and let me know how I can help. You can expect an informative consultation and a no-pressure approach. **”**  
— Scott Bowers

An independent real estate brokerage serving  
home buyers & sellers in Oro Valley, Marana & NW Tucson.

# SCOTT BOWERS

 **BOWERS**  
**RESIDENTIAL** 

[www.BowersResidential.com](http://www.BowersResidential.com) | 520-360-1225  
[Scott@BowersResidential.com](mailto:Scott@BowersResidential.com)



## UPCOMING COMMUNITY EVENTS

### Tohono Chul Holiday Lights

December 9th & 10th and December 16th & 17th- 5:30-8:30pm.

Cost is \$12 for members, \$16 for non-members and \$3 for children 12 and under.

Walk along paths with over a million twinkling lights while musicians and artists perform. The museum and the gift shop are open during the event.

### New Year's Day Hot Cocoa 5k Race

The Town of Oro Valley is holding the "New Year's Day Hot Cocoa 5k Race " on January 1, 2017. The race starts at 9:45 am and includes snacks, water and hot cocoa! The registration cost is \$20 before race day and \$25 on the day of the race. Check out the link at:

<http://www.active.com/oro-valley-az/running/distance-running-races/hot-cocoa-5k-run-2017>

### Guided Public Oro Valley Art Tours

The Town of Oro Valley offers guided public art tours of all the art in Oro Valley. Tours are held the 2nd and 3rd Tuesdays from 1:00 -3:00 pm. To find out more, check out the link below:

[Https://www.orovalleyaz.gov/business/arts-entertainment/public-art-orovalley](https://www.orovalleyaz.gov/business/arts-entertainment/public-art-orovalley)



**SOUTHERN ARIZONA**



## Durango Hot Tub Repair

Specializing in: Hot Tub  
Repairs and Service  
Set up or Removal

**25 Years of Experience  
with all aspects of Tubs**

[durangohottubs.com](http://durangohottubs.com)  
[durangotubs@yahoo.com](mailto:durangotubs@yahoo.com)



All Makes  
All Models  
They Can all be fixed.  
Prompt & Dependable

**520-312-7759**



### Oro Valley Farmer's Market

**January 14, 2017**

**11:00am-4:00pm**

Located at 10901 N. Oracle Rd.  
Steam Pump Ranch

Great food, great music & Oro Valley Historical Society wine garden. Food trucks and music of Carol Markstorm, & more!

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

**COLLEEN KESSLER**  
REALTOR  
520.360.9505  
[COLLEEN@FLRAZ.COM](mailto:COLLEEN@FLRAZ.COM)  
[WWW.FLRAZ.COM](http://WWW.FLRAZ.COM)

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

"We can't wait to meet you!"

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

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

©2016 Kumon North America, Inc. All Rights Reserved.

**WE MAKE YOUR SMART KID EVEN SMARTER!**

**Give your child an academic advantage in school and beyond!**

Schedule a **FREE Placement Test & Parent Orientation today!**

**Kumon Math & Reading Center of Oro Valley**  
1335 West Lambert Lane, Suite 145, Tucson, AZ 85737  
**520.355.3535 • [kumon.com/oro-valley-az](http://kumon.com/oro-valley-az)**

**KUMON®**

## 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.

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

**Geeks2You** **LICENSED INSURED**

AND ALL OTHER BRANDS

- Home & Business
- Computer Tune-Up
- Tutoring
- Networking
- Printer Problems
- Backup Solutions
- Virus & Spyware
- Data Recovery
- High End Custom Built PC's
- Anything & Everything Computer Related
- Any and all brands serviced

**THERE IN A DASH, FIXED IN A FLASH!**

**FAST - RELIABLE AFFORDABLE**

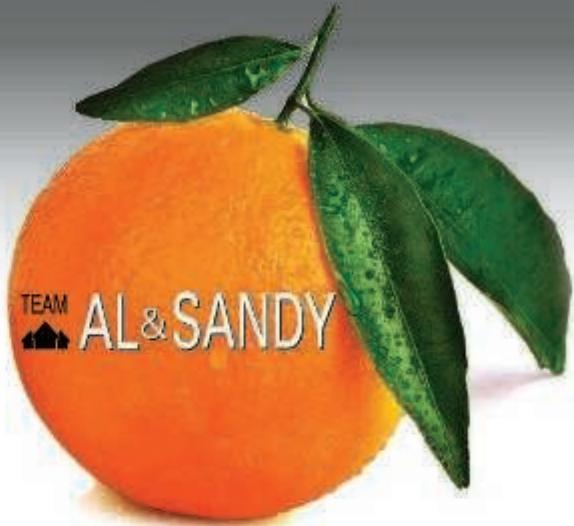
**WE WILL COME TO YOUR HOME OR OFFICE! WEEKENDS AND EVENING APPOINTMENTS**

**520-222-8000** [help@geeks2you.net](mailto:help@geeks2you.net) [www.geeks2you.net](http://www.geeks2you.net)

# Picking a REALTOR®? There's Just No Comparison!



OTHER  
REALTORS®



TEAM  
**AL & SANDY**

EXPERIENCE | INTEGRITY | RESULTS



- 50 combined years in all aspects of real estate and over a Billion Dollars in sales
- Top 1% of all Tucson & Arizona REALTORS® with prior sales from \$200,000 to \$18,000,000
- Unprecedented experience in helping seniors buy, sell and relocate
- Our listings move quickly and our well-honed negotiating skills get the highest prices
- Comprehensive and Assertive Marketing Plan
- We listen to your needs and exceed your expectations
- Rancho Vistoso residents with many listings & sales in the community

Call us today to see how we can make your real estate transaction satisfactory, successful and profitable!



TEAM  
 **AL & SANDY**

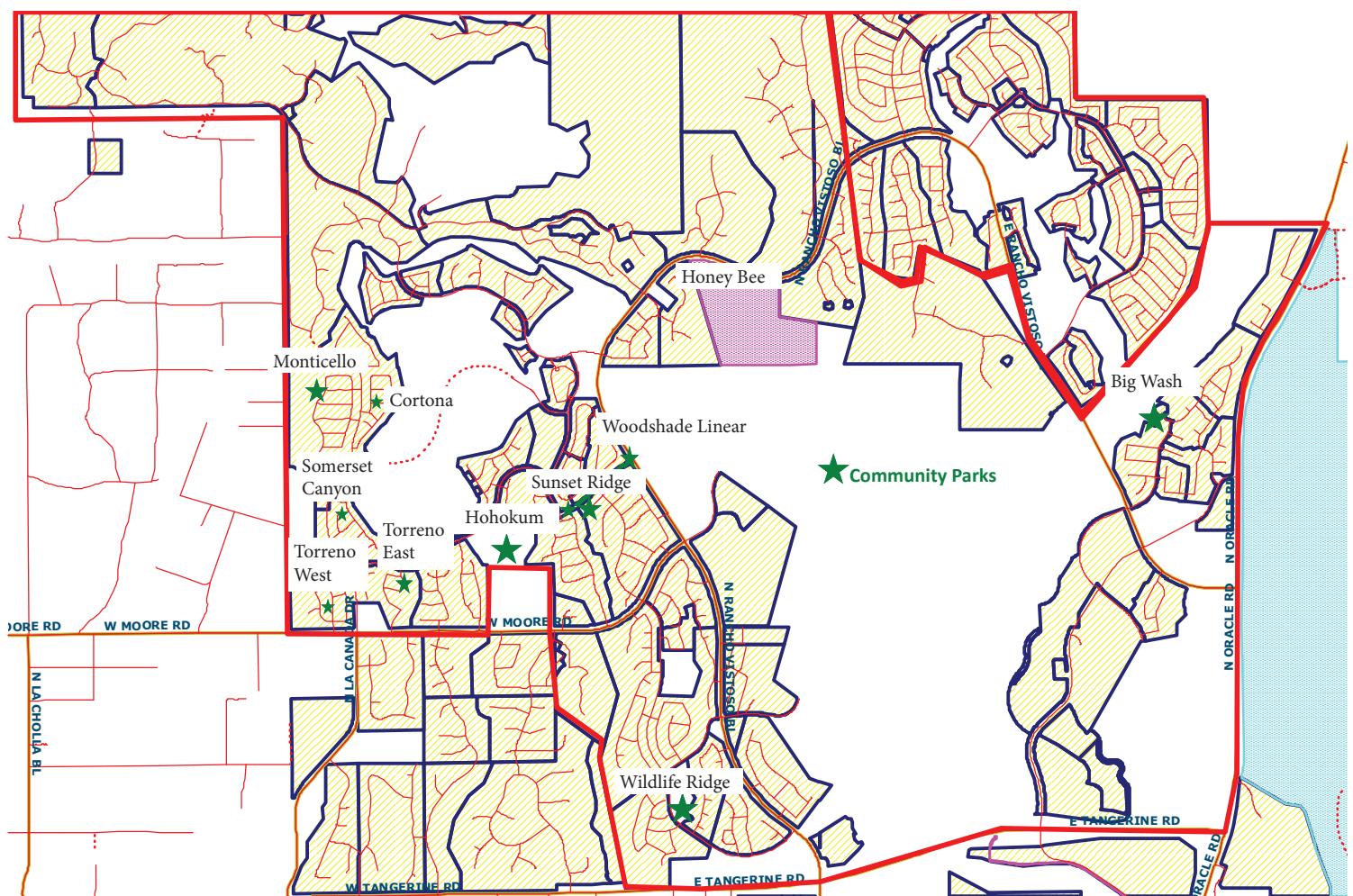
**Al LaPeter**  
CRS, CRB, GRI, REALTOR®  
**520.488.8318**  
[AlLaPeter@LongRealty.com](mailto:AlLaPeter@LongRealty.com)

**Sandy Kantor**  
J.D., SRES, REALTOR®  
**520.488.6088**  
[SandyKantor@LongRealty.com](mailto:SandyKantor@LongRealty.com)

**TeamAlandSandy.com**



# VISTOSO COMMUNITY PARKS MAP





## VISTOSO COMMUNITY PARK INFORMATION

There are currently ten parks in Rancho Vistoso, eight of which are owned by the Association and all of which may be used by all residents. Honey Bee Park on Rancho Vistoso Boulevard is owned and maintained by Pima County. Honey Bee Park offers trails, several ramadas and restrooms. The following are the parks and various amenities that are offered at each.

- ◆ Wildlife Ridge Park – 12250 N. Woodburne Avenue: tot lot, baseball diamond, basketball, volleyball court, trails, one ramada, picnic tables, barbecues, restroom facility
- ◆ Sunset Ridge Park – 500 W. Klinger Canyon: picnic tables, barbecues, tot lot, volleyball, basketball, no ramadas, no restrooms
- ◆ Hohokam Park – 799 W. Desert Fairways: tot lots, basketball, volleyball, tennis courts, trails, picnic tables, barbecues, three ramadas, restroom facility
- ◆ Big Wash Park off Vistoso Village Drive: tot lot, benches, trails, no restrooms
- ◆ Somerset Canyon off La Canada: tot lot, ramada, picnic benches, barbecues, no restrooms
- ◆ Cortona Park off La Canada and Tierrema Way: this park has a ramada, picnic benches, barbecue, no restrooms
- ◆ Monticello Park off La Canada and Barlassina: this park has a tot lot, basketball court, ramadas, picnic benches, barbecue, no restrooms
- ◆ Woodshade Linear Park on Rancho Vistoso Boulevard: this is a paved trail that has several areas with picnic benches, which leads to Sunset Ridge Park
- ◆ Torreno West off La Canada North and Moore Rd: tot lot and picnic tables and is partially fenced as it is near a road. No restrooms
- ◆ Torreno East off Desert Fairways East of La Canada: several benches and a basketball court. No restrooms

Parks are open from Sunrise to 10:00 pm



PROGRESSIVE METHODS. GENTLE APPROACH.



Schedule an appointment

DR. JOHN YU

New patients  
are welcome!

SmileMore  
general • family • cosmetic  
DENTAL

12162 N Rancho Vistoso Blvd #140, Oro Valley, AZ 85755 (520) 531-8207

[www.smilemore dentalaz.com](http://www.smilemore dentalaz.com)

# **Vistoso Community Association**

## **INTERESTED IN BECOMING A BOARD MEMBER?**

**The election to staff the Board of Directors will be held at the Annual Meeting of the Members on March 23, 2017**

There will be three (3) single-family seats and one (1) multi -family seat available on the Board of Directors. If you are interested in running for a position on the Board, you must fill out the form on the other side and include a brief statement of interest. Per Vistoso Community Association governing documents, only Association Members/Lot Owners may serve on the Board of Directors.

The Vistoso Community Association Annual Meeting is scheduled for March 23, 2017. A slate of candidates needs to be established by January 19, 2017 in order to mail absentee ballots within the appropriate time allowed by the Vistoso Community Association governing documents.

If you are interested in becoming a board member, please return the enclosed form by January 19, 2017 to the following:

Vistoso Community Association  
c/o Associa Arizona  
6840 N. Oracle Road, Suite 130  
Tucson, AZ 85704-6680  
Fax (520) 742-1523

Please contact Louisa Sadler, Associate Manager at (520) 877-4616 with questions regarding the Board positions or the Annual Meeting.

## **Vistoso Community Association Board of Directors Nomination Application**

**NOTE:** Directors agree to use good business and personal judgment in their role as a Board Member. Directors cannot be compensated for their time and effort, and all members agree not to realize any personal gain from their involvement on the Board of Directors.

Member Name: \_\_\_\_\_ Lot #: \_\_\_\_\_

Member Address: \_\_\_\_\_

Member Phone: Home: \_\_\_\_\_ Cell: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Date Purchased Property in Vistoso Community Association: \_\_\_\_\_

### **Board Member Activities:**

Expectations as a member of the Board:

- Become familiar with the Association's Articles, By-Laws, CC&R's, and Rules and Regulations.
- Prepare for and attend monthly Board Meetings (approximately 2 hours per meeting) held on the fourth Thursday of each month, with some exceptions (evening).
- Assist on long and short-term projects; serve on a Committee; and attend additional planning meetings. Level of involvement is often dictated by activities of the Board, needs of the Community or your own personal interests and available time.

***Please provide a statement of interest. Explain why you are running for the Board and what is important to you as a member of the community.***

---

---

---

---

---

---

---

---

---

---

---

---

---

**\*\*\*\*DEADLINE TO SUBMIT APPLICATION IS JANUARY 19, 2017\*\*\*\***

**Please return this application to:** Vistoso Community Association  
c/o Associa Arizona  
6840 N. Oracle Road, Suite 130  
Tucson, AZ 85704-6680  
Fax (520) 742-1523



## Award-Winning Dentist Expands Office and Technology in Oro Valley

If you're among the nearly 50 million Americans who are phobic about the dentist, you may be pleasantly surprised by Oro Valley's premier dental center at 12162 N. Rancho Vistoso Blvd., Suite 140.

Consistently ranked among the best places in the Southwest for its overall quality of life, Oro Valley is a haven for young families and retirees alike. Such a broad age range comes with equally broad needs, particularly when it comes to healthcare. SmileMore Dental, winner of the Copper Cactus Nextrio Innovation Award, has expanded their office space to better accommodate this diversity.

Dr. John Yu has built a comprehensive dental center where people actually feel comfortable going to the dentist. "Approximately 15% of Americans report having dental anxiety to the point where they won't even get a basic cleaning," reports Dr. Yu. "They pass that anxiety on to their kids, so we can see two or even three generations of one family afraid of the dentist. And yet, there's increasing evidence that our health starts in our mouth.

It's important for dentists to be compassionate and find ways to help put people at ease. We're in a position to help prevent illnesses that stem from gum disease." This philosophy is all the more timely given the relatively recent connections made between oral hygiene and heart disease, stroke, diabetes, and premature births. In one example, the University of North Carolina looked through 18 years' worth of medical records for over 1,000 male patients. They discovered that those with gum disease had twice the risk of suffering a heart attack, and three times the risk of stroke.

These kinds of statistics have fueled Dr. Yu's vision for a highly expert dental center that embraces technology as a means to increase both patient

comfort and procedural accuracy. Dr. Yu is only one of 13% of dentists nationwide with a CEREC machine, which creates same-day, in-house crowns using 3D imaging. He is also one of only 20 mentors selected to teach the CEREC method to dentists throughout the U.S. "Patients are nervous enough about the idea of getting extensive dental work done," says Dr. Yu. "Being able to use technology that eliminates the need for goopy impressions and multiple visits goes a long way toward achieving a great result without causing patients anxiety." Teaching and using 3D imaging for crown and implant work establishes Dr. Yu as a local pioneer. Copper Cactus Nextrio Innovation Award nominees are judged based on their creative use of innovative processes or products to pioneer change in their industry. Winning such an award is a testimony to Dr. Yu's commitment to

Dr. John Yu is only one of 13% of dentists nationwide with a CEREC machine, which creates same-day, in-house crowns using 3D imaging. "Being able to use technology that eliminates the need for goopy impressions and multiple visits goes a long way toward achieving a great result without causing patients anxiety."

using cutting edge dental technology to improve the patient experience. "It's gratifying to have our patients' trust. Many of them have gone from being scared of the dentist to curious about what our technology can do. That shift has been amazing and much healthier for the patient."

**SmileMore Dental's** new 2,300 sq. ft. office space is located just a few doors down from their former location. They are now at 12162 N. Rancho Vistoso Blvd., Suite 140. Additional information is available at 520-531-8207 or [www.smilemoredentalaz.com](http://www.smilemoredentalaz.com).

# HARDIN BROTHERS AUTOMOTIVE

"Quality Service is our Business"

COMPLETE AUTOMOTIVE SERVICE AND REPAIR

16255 Oracle Road Catalina, AZ 85739

Hardin Brothers Automotive, Inc.  
818-3200

16255

ACADEMIA  
HARDIN BROTHERS AUTOMOTIVE INC.

CALL FOR AN APPOINTMENT

818-3200

FREE SHUTTLE IN OUR SERVICE AREA

ADEQ RECOMMENDED EMISSIONS REPAIR FACILITY

ROC# 032524

RUSSETT  
SOUTHWEST CORP.

*Heating & Air Conditioning*

Over  
65  
Years

# HAPPY HOLIDAYS FROM OUR FAMILY TO YOURS!

629.9676

[RussettSouthwest.com](http://RussettSouthwest.com)

# The Premier

## Property Management & Vacation Rental Team

SPECIALIZING IN NORTHWEST TUCSON  
(ORO VALLEY & MARANA)  
AND THE FOLLOWING COMMUNITIES:

- Rancho Vistoso
- Vistoso Resort Casitas, Golf I & Golf II
- Vistoso Hills
- Sun City Vistoso
- La Reserve
- Dove Mountain
- Sky Ranch
- Stone Canyon
- Honeybee Canyon and Ridge



"Now on site  
in a new location at  
655 West Vistoso  
Highlands Drive-  
come and see our available  
vacation rentals and  
condos for sale!"



OUR PROPERTY MANAGEMENT SERVICES  
INCLUDE BUT ARE NOT LIMITED TO:

- Furnished and Unfurnished Residential Property
- Advertising
- Maintenance Facilitation
- Housekeeping
- Accounting (Monthly Statements)
- Concierge Services
- 24 Hour on Call Emergency Guest/Owner Service
- 14+ Years of Experience and a Database of Over 40,000 Customers
- Top Rental Revenue with Our Higher-End Clientele

**520-877-7924**

TOLL-FREE 888-465-3125

## Why do I need a Property Management Company?

### PEACE OF MIND:

Our service will offer you the comfort of knowing there is no situation we cannot or will not handle. Our staff is available 24 hours a day, 7 days a week to respond to any situation that may arise. The security and profitability of your property/investment is our #1 priority.

### PROFITABILITY:

The success of your property is our success. We take pride in individual service and a commitment to creating a marketing plan that meets the needs of your investment. Every property is unique and we take the time to familiarize each agent/employee to learn the ins and outs of each location and what it takes to make your property profitable.





# THE 21<sup>ST</sup> 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 Americans 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 2017 Annual Meeting. **By continuing this process**, the Association saves money on printing and voting numbers are increased. Keep your eyes peeled for an Annual Meeting letter notification of the timeline and the secure online voting process, which will arrive at the primary address listed in the weeks leading up to the date of the Annual Meeting.



## 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](http://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

## DIABETES DRIVES UP RISK OF HEART ATTACK AND STROKE

In recent years, the American Heart Association has identified diabetes as one of the seven major, and controllable, risk factors for cardiovascular disease. Adults with diabetes are about 50 percent more likely to die of the effects of a heart attack than adults without diabetes, according to a study of 700,000 people over ten years by the University of Leeds.

"We've made significant advances in the treatment of heart disease over the past two decades," said endocrinologist Leila Wing, M.D. "In general, your chances of surviving a heart attack or stroke today are far greater than ever before. But for those with diabetes, the improvements in survival rates are less than half that of the general population."

Diabetes by itself is now regarded by many clinicians as the strongest risk factor for heart disease. But if you're diabetic, it's not enough to just control your blood sugar levels. The blood vessels in patients with diabetes are more susceptible to other well-established risk factors, including smoking, obesity, high cholesterol and high blood pressure – and more than 90% of patients with diabetes have one or more of these additional risk factors.

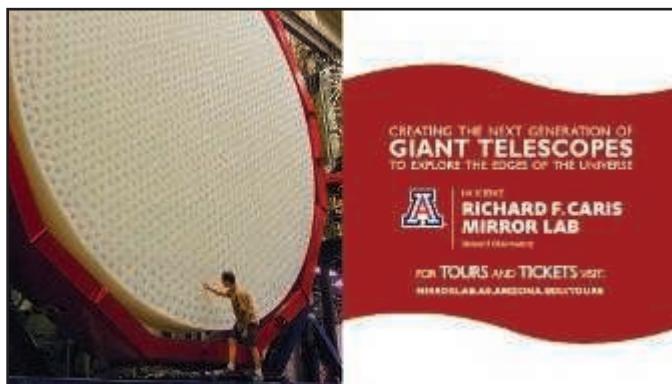
The good news is, the guidelines to prevent heart disease and diabetes are very similar.

- Keep your blood glucose in healthy range – fasting blood sugar should be consistently under 100. Possibly more importantly are your A1C levels are a measure of your blood glucose levels over the previous three months.
- Get at least 30 minutes of moderate-intensity aerobic exercise, at least five days per week.
- Eat a balanced diet of whole, unprocessed foods – focusing on a variety of high quality fruits and vegetables.
- Keep blood pressure below 130/80 or 140/90 – especially if you have diabetes.
- Keep cholesterol and triglycerides in normal range, with a focus on 'bad cholesterol' (LDL). LDL should be no higher than 100 mg/dl in adults with diabetes.
- Keep your weight and BMI in normal range. Body Mass Index should be no higher than 25.
- If you smoke, STOP.

"There are plenty of physical and clinical factors that we can't control, but type II diabetes just isn't one of them," said Wing. "The best way to prevent or delay death from heart disease is simply to prevent diabetes itself. Get with your doctor, get a plan and stick to it. You may add an additional 20 or even 30 years to your life."

For more information about preventing or managing diabetes or heart disease, schedule an appointment with a physician or nurse practitioner who can help you create, and stick to, a plan. Contact 866-NW4WELL (866-694-9355) for referrals to primary care physicians, cardiologists, and more.

Leila Wing, M.D., practices with Northwest Allied Physicians at Rancho Vistoso. Her office may be reached at 825-0300.



**Heating – Cooling - Refrigeration**  
Sales – Service - Installation  
Please see our website for coupons

**B & J Refrigeration**  
**B & J REFRIGERATION INC.**  
520.326.9672  
[www.bjrefrigeration.com](http://www.bjrefrigeration.com)

**Locally owned since 1970**  
Financing available  
Licensed, Bonded, Insured  
ROC 105179/104645

## Growth & Development

### New Development

As the last few large parcels continue to be developed here is an update:

NW Corner of Rancho Vistoso Blvd and Vistoso Highlands Drive was approved by the Town Council of Oro Valley to change the zoning from commercial zoning to medium density single story homes. The Town approved this change in part due to the number of originally platted homes they expected to be built at Rancho Vistoso. In 1987 Rancho Vistoso was platted for almost 14,000 homes. In 2013 the number has decreased to approximately 8,300 homes at build out. Therefore, the Town decided to limit the commercial needs of Rancho Vistoso.

### Mattamy

Corner of Rancho Vistoso Blvd. and Moore Rd –The first phase will be called Ridgeview at Vistoso Trails. This phase will consist of 116 patio homes offered in three styles called Ridgeview at Vistoso Trails. Those styles will be Sonoran, Desert Contemporary and Spanish. The single family homes will be located in Alterra At Vistoso Trails. 150 single family lots on 115 acres leaving 46% dedicated to open space.

### STEM School Update

Construction is on time and on budget. We anticipate substantial completion and a Certificate of Occupancy by May 1st, 2017. We are adding a pre-school for 25 children ages 3-5. This means we will be adding an additional play structure, giving us 3 in total.

We have had over 350 applications for enrollment. The school is capped at 500. I anticipate opening the school with 350-400 students. The 4th and 5th grades won't be full. I understand families not wanting to move their child for just one or two years.

The application process for hiring teachers has begun and the first interviews take place Nov. 30, Dec. 1 and Dec. 2. CORE construction has installed a construction camera, with a live feed. The link for the construction camera as well as updates on the school including Principal McConnell's Blog can be found on the Innovation Academy webpage : <http://www.amphi.com/Domain/3425>

---

### WINTER TIPS FOR THE LANDSCAPE

Winter in the Southwest means beautiful sunny and warmer days compared to most other locations in the world! However, freezing temperatures still exist which means the need for checking the forecast for warnings. Popular ornamental plants such as Bougainvillea need frost protection. Be prepared to cover your frost-sensitive plants. To reduce heat loss completely cover plants with cloth (not plastic) all the way to the ground.

Keep your plants well watered. Frost will draw moisture from the leaves and well-watered plants will experience less severe damage if they are not dehydrated. If branches are damaged due to frost, do not cut back until March or until freezing temperatures are over.

Adjust your programmable irrigation timer to reduce the frequency of watering, but water the plants deeply. This will keep your plants healthy and at the same time conserve water. Established trees and shrubs will need a deep irrigation once every three to four weeks.

A TRADITION OF  
**SERVICE, TRUST, RESULTS.**



**JOHN & MEGAN  
BILLINGS**  
ASSOCIATE BROKER

**520.247.4459**  
[thebillings Tucson.com](http://thebillings Tucson.com)



**13853 N STEPROCK CANYON PLACE**  
CURRENTLY PRICED AT \$726,000



AVAILABLE 3 BED/4 BATH/DEN/3,450 SQFT/POOL

**755 W VISTOSO HIGHLANDS #122**  
SOLD AT \$178,000



JUST SOLD AT \$178,000

**1239 W CALABRIA COURT**  
CURRENTLY PRICED AT \$514,900



AVAILABLE 4 BED/3 BATH/3,305 SQFT/3 CAR GARAGE/POOL

**1264 W CHERASCO WAY**  
CURRENTLY PRICED AT \$234,900



PENDING 3 BED/2 BATH/1,917 SQFT



## HAVING A BALL WITH INTEGRATED STATES LLC

~Terry Tinney, Anne Wheaton

Seniors standing or sitting in a circle, passing beanbags and bouncing small balls to each other in continuous group rhythm. Shared smiles and laughter a part of the experience they enjoy in their weekly group sessions. Terry Tinney and Anne Wheaton show them some new exercises they can try as a group, and practice at home between their weekly Bal-A-Vis-X group sessions. The seniors comment that they feel more focused after a session, and find that their balance issues have improved.

A young student is having trouble learning to read. It turns out he is left eye dominant, and has some eye tracking issues. He stands on a balance board and does partner ball and bag work with either Terry Tinney or Anne Wheaton. His reading is improving, his self-esteem growing.

Parents, teachers, OTs, PTs, and counselors participate in either a one or two day training, learning the power of the program Bal-A-Vis-X, created by Bill Hubert. They are trained by Terry Tinney and Anne Wheaton, both sanctioned trainers and Practitioners for Bill Hubert's program.

**Bal-A-Vis-X** is a series of 300 Balance/Auditory/Vision eXercises, all of which are deeply rooted in rhythm. The exercises range from one hand tossing and catching one sandbag to both hands bouncing and catching four BAVX balls in a specified sequence. The exercises address visual tracking deficiencies, auditory imprecision, impulsivity, balance and anxiety issues. Some of the exercises combine bags or balls with feet patterns.

**Bal-A-Vis-X** enables the mind-body system to experience the symmetrical flow of a pendulum. It engenders focus. In group settings the exercises demand cooperation, promote self-challenge and foster peer teaching, and it's a lot of fun!

Recently retired from teaching in the Amphitheater School District, they wanted to continue to support the learning and well being of children as well as adults. They started a business called Integrated States LLC. They have a studio in Oro Valley. Terry and Anne work with senior groups, hold private sessions, and give one and two day trainings.

To learn more, visit: [IntegratedStates.com](http://IntegratedStates.com), Call Anne at 520-609-1710, Terry at 520-609-1708

To learn more about Bill Hubert, visit: [Bal-A-Vis-X.com](http://Bal-A-Vis-X.com)

### Arizona Southwest Division Bal-A-Vis-X Training

**Bal-A-Vis-X** integrates the brain in all three dimensions for optimal performance.

The exercises address visual tracking deficiencies, auditory imprecision, impulsivity, balance, and anxiety issues.

The workouts are not strenuous.

Whether it's a school, business or individual, we can help bring positive changes to the lives of your students, clients, children and family members. We offer one and two day trainings as well as private classes and group sessions.

### Integrated States

Co-owners – Anne Wheaton and Terry Tinney  
Sanctioned Trainers/Practitioners



For more information visit [integratedstates.com](http://integratedstates.com)  
or call us at  
**520-609-1710**

**Improve Focus  
Decrease Stress**

# YEAR END SALE!

## Temperature Control, Inc.

*'We're Better by a Big Degree'*

# \$59 Heating Tune-Up

6 month no break down guarantee  
We service all makes and models

# 520.544.KOOL (5665)

New Lennox  
Heating & Cooling systems

\$1,000 TEP Rebate  
\$1,000 Lennox Rebate  
\$2,000 Dealer Rebate  
Up to \$4,000 OFF



LENNOX™

TEP Participating Contractor



ACCREDITED  
BUSINESS



AEROSÉAL  
Duct Sealing From The Inside

Temp-Con.com

Expires 01/15/17



## HOLIDAY DECORATIONS

The trees here in Rancho Vistoso do not foretell fall or winter.

Halloween, the harbinger of fall, with its unique and often times inflatable decorations has past. We saw ghosts and pumpkins and scary front yards.

We looked forward to Thanksgiving Day, November 24. Not many yard decorations, but wait: Just 1 month later, Christmas Eve, with all the joyous celebrations and decorations amid winter time in Southern Arizona. “It’s the Most Wonderful Time of the Year” – wouldn’t you agree, at least in part?

“I’m Dreaming of a White Christmas” may not be the perfect sentiment here. Still we decorate our yards with seasonal decorations. Such a variety of front yard displays, all of which are so festive and pleasant, and perhaps reminiscent of other places, other times.

“Have Yourself a Merry Little Christmas.” But remember that Christmas yard decorations must be removed by January 25th, 2017. This includes lights strung around trees in front yards and/or side yards, and your house.

### Did you know?

“It’s the Most Wonderful Time of the Year” was made famous by singer Andy Williams (1927-2012).

“I’m Dreaming of a White Christmas,” was written in 1942 by Irving Berlin, a Jewish-American, who also wrote “God Bless America.”

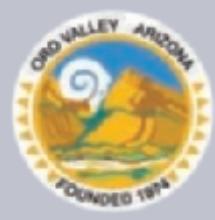
Bing Crosby (1903-1977) made a recording of it; it became the best-selling single of all times. His recording alone sold 100 million copies.

“Have Yourself a Merry Little Christmas,” written by Hugh Martin & Ralph Blane, was introduced by Judy Garland in the 1944 musical, “Meet Me in St. Louis.” Frank Sinatra also recorded it.



# ORO VALLEY MAIN STREETS

## Creating Unique Community Destinations



### WHAT IT'S ALL ABOUT

Oro Valley Main Streets is a Town project to create **areas for gathering, dining and shopping that serve as a town center**. These walkable and unique areas will enhance the lifestyle and economy of Oro Valley.

The desires of Oro Valley residents have evolved over the years. In a 2013 survey, the thing residents enjoyed least about Oro Valley was the distance to or lack of services, saying OV "doesn't have a real downtown," and "there's no central location to meet people." Main Streets will help realize the community desire for a "**place to go**" that serves as the heart of the town.

### PROJECT TIMELINE

#### PHASE 1 CONCEPT PLAN 2016-2017

The Concept Plan is a high-level vision for Main Streets that outlines themes, goals and focus areas to achieve the vision.

It is created through...

- Stakeholder Interviews
- Focus Group Meetings
- Community Workshop
- Plan Drafting + Public Feedback
- Planning and Zoning Commission
- Town Council



Phase 1: Gather ideas from the community.  
*Community Workshop, May 2016*

#### PHASE 2 IMPROVEMENT PLAN 2017-2018

The Improvement Plan is a detailed blueprint to make Main Streets a reality. It includes designs, funding mechanisms and Town code revisions.

It is created through...

- Technical Advisory Group + Stakeholder Meetings
- Zoning Code Amendments
- Roadway Designs
- Partnership Agreements
- Planning and Zoning Commission
- Town Council



Phase 2: Create an Improvement Plan.  
*Artistic interpretation of possible improvements*

#### PHASE 3 IMPLEMENTATION 2018-2030

The desired result will be built over many years through precise action. Main Streets will be achieved through public-private partnerships and funding tools.



Phases 3: Make Main Streets a reality.  
*A local main street example, Gilbert, Arizona*

Check out the latest project news and the recently released Concept Plan at [www.orovalleyaz.gov/mainstreets](http://www.orovalleyaz.gov/mainstreets)

Contact project staff at [mainstreetsov@orovalleyaz.gov](mailto:mainstreetsov@orovalleyaz.gov)

## AVOIDING CONFLICT WITH THE NEIGHBORS



We all can just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

- Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.
- Provide a "heads up". If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.
- Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, music pets, etc.
- Know your differences. Make an effort to understand each other. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.
- Consider the view. Keep areas of your property that others can see presentable.
- Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.
- Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.
- Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.
- Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.
- Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.
- Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.
- Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.



The Mitchell Team is now with  
*Long Realty*  
and taking new listings in  
*Oro Valley*



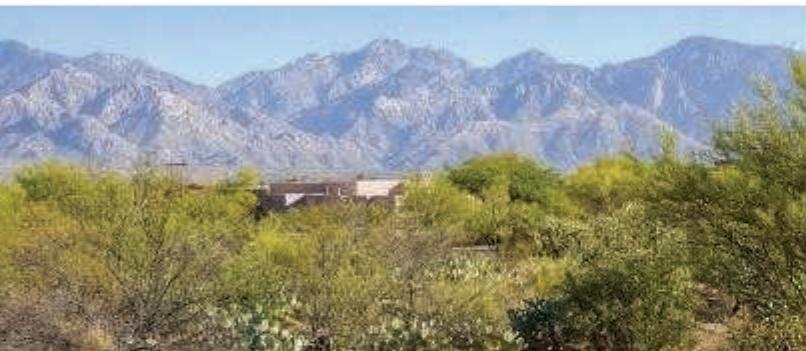
Offered at \$3,300,000

1206 W. Tortolita Mountain Circle



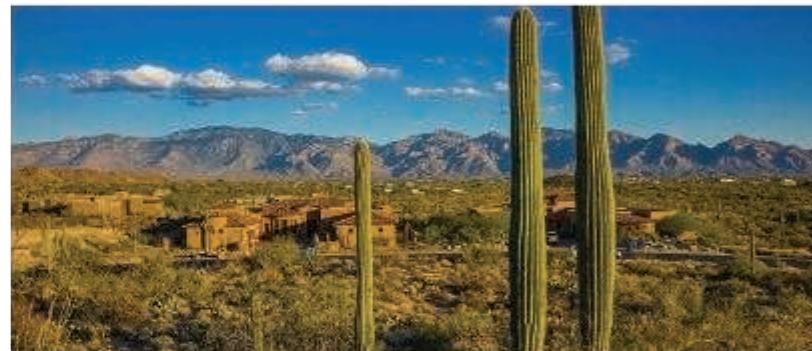
SOLD AT \$1,700,000 - Represented the BUYER

6143 W. Seven Saguaros Circle



Offered at \$200,000

14631 N. Quiet Canyon Drive



Offered at \$167,000

1966 W. Glowing Granite Place



SOLD at \$289,000 - Represented both BUYER & SELLER

241 W. Carlynn Cliff Place



Offered at \$495,000

UNDER CONTRACT

1206 W. Calabria Court



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

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



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





1612 E Buck Hollow Court  
\$1,080,000



11810 N Whispering Ridge Dr.  
\$485,000



12923 N Eagleview Dr  
\$335,000

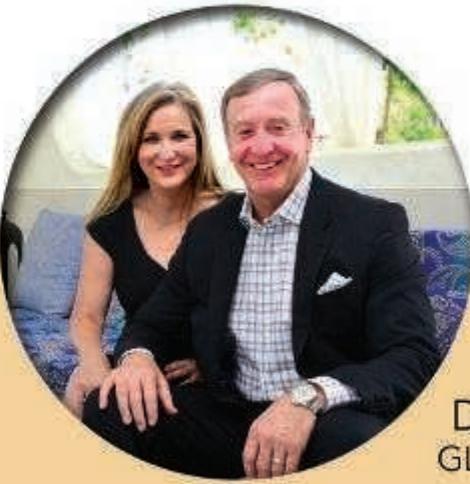


502 W Flaxen Drive  
\$300,000

NOW  
TAKING  
LISTINGS



1500 E Pusch Wilderness Drive  
\$129,000



520-544-5555

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



What's Your  
Home Worth? Get It Now At [www.OroValleyHomeValues.com](http://www.OroValleyHomeValues.com)

1890 E. River Rd. | Tucson, AZ 85718

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

Prst Std  
US Postage  
PAID  
Tucson, AZ  
Permit #2216

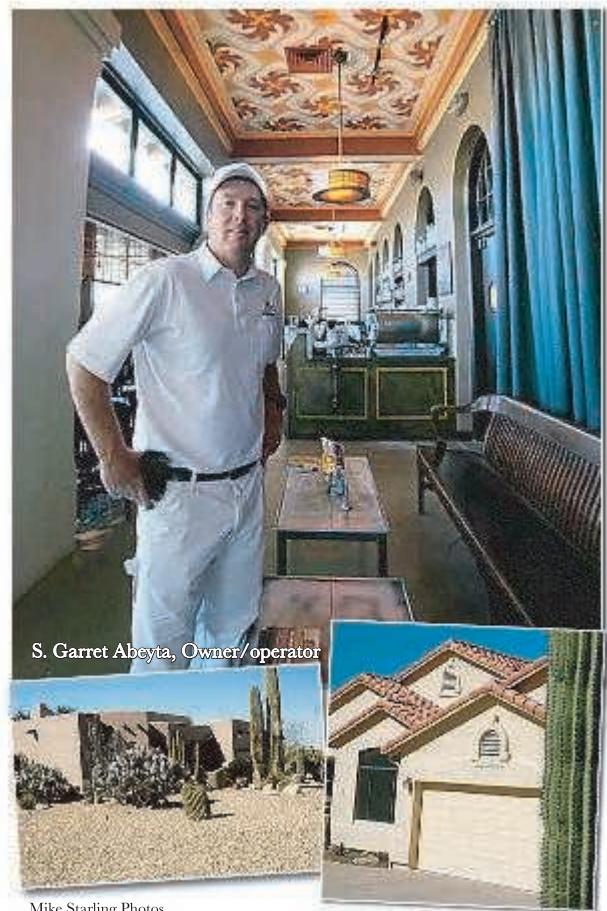
**Address Service Requested**



**A**t 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](http://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!)