



© 2015 Gabrielle LaFargue

Pueblo del Sol Village 1 Property Owners' Association
PDSPOA.COM (pending)

P.O. Box 1551 Sierra Vista AZ 85636-1551
February 2015



HAPPY VALENTINE'S DAY



 Love is in the air and our Roadrunner is on a mission to defend his territory. Even though they mate for life, roadrunners go through the ritual of claiming their turf each season. In the next month or so you will see 2 or 3 roadrunners scurrying about your property with little apparent purpose. It is all about preparing for another season of raising young.

During those cold days of January you might also have noticed your local roadrunner "sunbathing" several times a day. This phenomena is evidenced by a hunkered, fluffed out stance that the roadrunner assumes as he/she turns its back to the sun. This "... bird raises the feathers across its back and wings to expose its heat-absorbent black skin." I tried several times to snap a photo of RR in this pose, alas, to no avail. 

Reference: Cornell Lab of Ornithology: www.allaboutbirds.org/guide/greater_roadrunner/lifehistory

Sibley Guide to Birds – by David Allen Sibley



Our community with its proximity to the Huachucas is a diamond in the desert.

Most objects of value need to be protected. Our community is no exception. Pueblo Del Sol Village One Property Owners Association was established more than forty years ago and is the community-wide guardian of our marvelous treasure. An effective property owners' association (POA), one that is managed by competent, ethical and conscientious directors, is a defender and promoter of community in terms of enhancing its esthetic quality, safeguarding against neighborhood degradation, and protecting property values.

The most significant guardianship tool of a POA is its *Declaration of Covenants, Conditions, and Restrictions (CC&Rs)*. The members must approve the Declaration of CC&Rs by close of 2015. Consequently, the directors should proceed to finalize and distribute the updated CC&Rs to the members, hold informative town hall meetings, and effect a **membership vote** with all deliberate speed.

It's no exaggeration claiming the CC&Rs are our POA's vital lifeblood in that they identify our community's very character, standards and guidelines to sustain and preserve it. They **also provide for the financial imperative of bill paying** by authorizing the POA to charge and collect assessments. Without this authorization the

association will be unable to pay for expenses such as Green Space maintenance, office structure and equipment upkeep, utilities, insurance, rent, postage, and more that are detailed in the Treasurer's reports e-mailed monthly to the membership. A cash flow insolvency resulting in cessation of Association activity scenario would trigger a legal requirement, contained within our *Articles of Incorporation* – Article X, to surrender our Green Space to a non-profit organization. The good news is that protecting our community and Green Space integrity by approving the POA's CC&Rs is easy as one, two, three:

One Get in touch with any director (contact information contained within the newsletter) and volunteer to assist in the approval process.

Two Attend the town hall meetings and please ask questions.

Three VOTE! Every vote is essential, especially yours. When the ballot arrives by mail, absolutely, positively vote **YES** to approve the updated CC&Rs and please return it to PDSPOA as soon as possible.

Now that you have **voted YES** to approve the CC&Rs, attend board meetings and contribute your ideas, opinions, and suggestions. Membership participation is the cornerstone of a successful POA and at the heart of our thriving DESERT GEM. 🐦



It appears that the javelina population is in good shape in our community, if this photo is any indication. These night creatures stopped by for a little drink of water before continuing on through the neighborhood.

BOARD OF DIRECTORS

John Avila	- Director	(520) 803-1522	falconfan1947@gmail.com
Shawn Braddock	- Director	(831) 595-5727	shawnbraddock@me.com
Susan Lorenz	- Director		sklorenz@cox.net
Roxanna McGinnis	- Director	(406) 214-7339	roxannamcginnis@gmail.com
Ted Pahle	- Director	(520) 803-7398	suspop@earthlink.net

PDS POA OFFICERS

President	Roxanna McGinnis	(406) 214-7339	roxannamcginnis@gmail.com
Vice President	Ted Pahle	(520) 803-7398	suspop@earthlink.net
Treasurer	Ted Pahle	(520) 803-7398	suspop@earthlink.net
Secretary (acting)	Roxanna McGinnis	(406) 214-7339	roxannamcginnis@gmail.com

DISCLAIMER – The views expressed in this newsletter are not necessarily those of the Board of Directors or the Newsletter Committee.

If you know of someone in our community who is not receiving a copy of this newsletter, please notify Ted Pahle (suspop@earthlink.net) of any changes in home or e-mail address.

DECEMBER *GO DADDY* ARTICLE

- by John Avila, Director

Our first Newsletter contained an article by Ted Pahle stating that the Association fell victim to an overcharging scam that appeared to come from our Go Daddy website. Ted Pahle authored the article, but John Avila was the one who fell victim to the scam. Our insurance carrier reimbursed the Association close to half the scam amount. 

PENSTEMON “CAPER”

- by Ursula Hollis



The first signs of spring are appearing in my yard; by the street, in front of my house, my mailbox and driveway. I am happy to see that some of my penstemons have survived the rude treatment they received last year. Whoever the "well meaning" person was that pulled out all my flowers and bundled them for me, please, please don't do another "good deed". I love my flowers and I am sure my neighbors enjoy them also. 

Fiery skies over the Huachucas.
Not wildfires, but sunsets.



PDS POA TAX LIABILITY QUESTION ANSWERED BY OUR CPA

There has been ongoing confusion regarding our POA’s ability to hold over surplus or reserve funds from one fiscal year to the next, and whether doing so would create a tax liability for our “not for profit” organization. Our treasurer, Ted Pahle recently posed the question to the Association’s attorney and their POA expert CPA Mark Sahl. The following is a summary of Ted’s question and their response:

Question: Because our POA has always filed using IRS 1120H as we meet the IRS 90-60 test for non-profit corporations (90% or more of expenses are to maintain the POA and 60% or more of income comes from Owner paid assessments and fees), does our POA incur a tax liability from maintaining surplus (unspent) funds from year to year?

Response: Great question. If the Association files an 1120H, has always done so, and always plans on doing so, **there should be no taxable income on any “surplus” generated by the Association** as long as the income was generated through membership

activities (assessments, late fees, etc.) and not interest income or other non-membership income. This is all exempt from tax. As you know, this would not necessarily be the case if an 1120 was filed. However, based on the facts below, it doesn’t look like the Association would ever need to file an 1120 if the test for the 1120H is always met. Additionally, the 1120H test is done on an annual basis and does not involve prior surpluses, as that income was already subject to tax (even though no tax was paid because the income was exempt).

Accordingly, the Association does not have to be concerned at all about operating at a surplus, as it will not be taxed on that surplus if filing 1120H, as addressed above. In fact, **we always recommend that clients operate at a surplus each year to ensure that money can be put away into Reserves,** and so a healthy operating account can continue to exist.



FROM RR COMMITTEE - by Gabrielle LaFargue

Thanks again to all the contributors to this edition of Roadrunner for making it a publication reflecting a caring and resourceful community. We are getting some good feedback and would like to encourage you to submit an article for our next issue. In the future we would like to include a digital portrait of the article’s author. Please send one with your submission. It will add a nice touch.

Although all articles will be considered for publication, the committee does not check for accuracy, so we encourage those contributors to check their facts and include verification within the articles they submit. The deadline for submitting an article **(of 400 words or less)** for the mid-April publication of RR is **Tuesday March 31**. Send your submissions to Gabrielle LaFargue (gjlafargue@gmail.com)



Newsletter committee members Lorna Sills and Sam Schechter putting together the December issue.



Neighborhood Reporters Needed. Village One is a large area. Our staff cannot possibly cover the area adequately. We need your help. We need volunteers to participate, get in on the fun and help keep the community informed.

If you are a Neighborhood Reporter maybe you have some ideas about how to report on your area.

What Area? Your street or a few streets that you agree to report on, etc. Have you met a neighbor who has a special interest and is willing to be interviewed? Do you know exactly where to stand to watch from a distance when the javelina come out to feed and go across Equestrian? Is your neighbor the one with the world class iris garden?

There are so many interesting things that go on in this community that I think our neighbors would love to know about and appreciate without infringing on anybody's peace, calm or privacy. We need your help in calling these things to our attention so that others can enjoy them as well.

Volunteer to send us a special photo of the mountains, waterfall, etc. that perhaps is only evident from your property (no need to identify the property or owner). Does anybody have cameras set up to photograph the "Night Life in Village One"? I know there is night life because I have a vegetable garden and things (coverings) get mysteriously shredded! There must be a cat of some kind around . . . and they are mostly nocturnal. Rumor has it that jaguars are possible south of Tucson. I don't really believe there is a jaguar loose in the area but I do believe they travel the mountain range from here down through Mexico.

Are there other special talents around? Do you know how to make up cross word puzzles based on some facet of the community (maybe the animals and plants native to this area, etc.)? Are you a historian and know a lot about the history of Cochise County and our area in particular? This could be a lot of fun for everybody and informative as well.

For questions or participation contact
Erescene Johnson-Stokes (erescene@cox.net)

F ♥ E ♥ B ♥ R ♥ U ♥ A ♥ R ♥ Y

February 2 – Groundhog Day - Punxsutawney Phil saw his shadow so don't put your winter clothes away just yet.

February 12 – Abraham Lincoln's Birthday

February 14 – Valentine's Day – Make your loved ones (and retailers) happy by purchasing something special.

★ Arizona celebrates its 103rd year of statehood. ★

February 16 – Presidents' Day – A day established by Richard Nixon in 1972 to combine both Abraham Lincoln's and George Washington's birthdays.

February 19 – Chinese New Year 2015 – Year of the goat.

February 22 – George Washington's Birthday

Fires start from Mother Nature (lightning) or are man-made. With lightning chances are good it will hit a tall tree, which may have been planted by man. Common sense suggests that lightning will normally hit the highest object. (Google how lightning works). In my case I have a tall palm tree. Common sense tells me that lightning could hit it, but with birds nesting, I choose not to remove or trim it. Looking around at all of the tall pines, cedars, and palms in other yards that have never been hit, I will keep playing the lottery waiting for the big one.

There are many ways that man-made fires begin. Most of them, with common sense, can be avoided. Cigarettes, fireplaces, candles, barbeque grills, extension cords to a pond, fountain, or landscape lighting are frequent culprits. Common sense tells us to quit smoking, make sure fireplaces are contained, candles can't blow over, and barbeque grills are located in non-combustible areas. Extension cords running to ponds, fountains, landscape lighting or other appliances can deteriorate and cause a short-out and subsequently a fire.

Use common sense when planning landscaping and placement of LP tanks, vehicles, wood fences and

outbuildings. Bushes, trees, wooden fences and woodpiles against-homes, outbuildings, LP tanks and vehicles can catch fire, and become a big problem. Bushes in front of windows can break the glass starting the house on fire. LP and gas tanks can explode and out buildings catch fire with tractors and gas cans inside.

Fires and common sense go together. Take a look around and take note things that could be changed to make the area safer if a fire should occur. When cutting grass, cut along fence lines, under trees, and around lawn ornaments. Hitting rocks with power mowers while the grass is very dry starts fires. A lawn sprayer with water, along for the ride or located nearby, can quickly put small fires out. Keep trees and bushes cut up high when possible. Junipers are highly flammable.

Our excellent Fire Dept. will come out and survey your property for hazards. With the Dept. being so close we get a sense of security, but using common sense will also go a long way to keep fires from starting.



GEORGE WASHINGTON – WHATEVER BECAME OF HIS BIRTHDAY? - by Peter Dodge



George Washington, our revered first military hero and president of these United States was a man of contrasts and contradictions.....a Virginia gentleman, *yet* a dogged and inspired warrior; to the manor born, *yet* a survivor of years of privation and mortal dangers; a fortress for life and liberty, *yet* a slave owner; *and* a reluctant politician - an oxymoron like no other.

But, what about his birthday which was actually February 22nd? It appears on some of today's calendars as February 16th; on others, there is nary a mention of George Washington but just "Presidents' Day." Whatever happened to the Father of Our Country? Well, the politicians and bankers have been at work!

Following President George Washington's death in 1799, his February 22 birthday did become a perennial, though

unofficial, day of remembrance for most of the 1800's. Then, in 1879 President Rutherford B. Hayes signed the holiday into law.

The shift from Washington's Birthday to Presidents' Day began in the late 1960s when Congress proposed a measure known as the Uniform Monday Holiday Act. The proposed change was seen by many as a novel way to create more three-day weekends for the nation's workers, and it was believed that ensuring holidays always fell on the same weekday would reduce employee absenteeism. While some argued that shifting holidays from their original dates would cheapen their meaning, the bill had widespread support from both the private sector and labor unions and was seen as a surefire way to bolster retail sales.

(Continued on following page.)

The Uniform Monday Holiday Act also combined the celebration of Washington's birthday with that of Abraham Lincoln, a notion that had enjoyed increasing popular acceptance over the years. Finally, an Executive Order signed by President Richard Nixon put the Act into effect in 1971 and designated the third Monday of February as the recognized holiday but, interestingly enough, still called the holiday "Washington's Birthday".

Gradually, although *unofficially*, the term "Washington's Birthday" morphed into "Presidents' Day", both because citizens cottoned to the idea of an all-inclusive holiday

and because retailers saw the commercial drawing power of three-day-weekend "Presidents' Day" sales. Nevertheless, if you check your iPhone, you will see that this February 16th remains designated by its still official name....Washington's Birthday!

And, just perhaps, the ambiguity of birthdates is appropriate to the enigma that was George Washington.

Reference: 
www.history.com/topics/holidays/presidents-day

GETTING TO KNOW YOUR BOARD MEMBERS

- by Cathy Avila, Erescene Johnson-Stokes and Lorna Sills.

In January, Road Runner posed a series of questions to our five board members. We are printing their responses to two of those questions in this issue. Watch for more of the interview questions and answers in future issues.

<h3>PART 1 - BOARD MEMBERS SHARE THEIR GOALS FOR OUR COMMUNITY</h3>

Roadrunner: What are your priorities as a Board Member and what do you think the Board should be focusing on?

John Avila: My personal priority is the care and maintenance of the community. I feel that the board's focus should be abiding by the articles, by-laws, CC&R's, rules and Arizona statutes.

Shawn Braddock: My personal priority is to ensure that our community retains the peaceful quality of life that we all enjoy. I do not want to concentrate on the negatives, but rather focus on our common goals. The board as a whole needs to get the CC&R rewrite passed and to concentrate on maintaining a positive tone and getting more homeowners involved.

Susan Lorenz: My priorities are to be neighborly, treating all with dignity and respect as well as working with the BOD to get the CC&R rewrite approved. The BOD should focus on being

expedient in getting this accomplished and I hope there is appreciation for what our HOA volunteers and BODs have worked to achieve, both past and present.

Roxanna McGinnis: The CC&R vote and rewrite is the big priority now. There are other things we should focus on, i.e. helping the neighborhood find common ground instead of focusing on minor differences. We should be finding out what people who don't come to board meetings think.

Ted Pahle: Enforcement of the CC&R's has been my priority since first moving here and I feel that it should be the board's focus also. I have been actively involved with HOA's prior to moving here and noticed this HOA's reluctance to enforce CC&R's as written. It is a sign of disrespect towards neighbors for residents to leave their "junk" in clear view. 

PART 2 – BOARD MEMBERS REVIEW THEIR ACCOMPLISHMENTS

Roadrunner: What have you accomplished so far?

John Avila: Over the years that I have served on the board, my accomplishments include increasing assessments to balance the budget, joining CAI, seeking legal representation with HOA experience (resulting in significant savings), reinstating association rules, initiating the professional CC&R rewrite process, facilitating a webmaster change and successfully defending the association against both an ADA compliance complaint and an attempt to remove our office and our meeting place from Fry Fire district property.

Shawn Braddock: Unfortunately, with the recent addition of a third child to our family, I have not had as much time as I would have liked to devote to our community priorities.

Susan Lorenz: As a recent appointee to the board, I have not yet had time to accomplish any of my goals. I do, however, have experience in managing large

organizations, previous board experience, experience managing non-profit organizations, and a commitment to this community. I will first focus on all the priorities I listed earlier.

Roxanna McGinnis: The CC&R's are almost ready for membership review, which is my primary accomplishment. Other things, such as catching up to the HOA experience of other board members and residents, are not as obvious. I am finally feeling comfortable in my role and will be able to focus on communicating with people, ensuring that they are heard and getting more people involved.

Ted Pahle: Thus far I have performed my duties as Treasurer, collected assessments, handled property transfers and assisted in the final stages of the rewrite (along with previous BODs). My average involvement is four to six hours per week and in addition, I have organized files, managed HOA supplies, participated in CAI classes and done outside reading pertinent to my position. 🐦



Brown Creek flowing past
Multi-use path.
February 1, 2015.



Foxy

PDS POA COMMITTEES

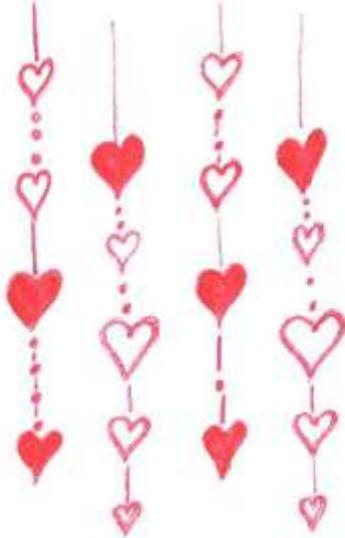
- Budget	Ted Pahle	suspop@earthlink.net	(520) 803-7398
- ECC*			
Structures & CC&R Compliance	Bob Gollwitzer	bgpds@centurylink.net	(520) 803-1497
- Common Area Maintenance	Lorna Sills - Chair Jamie Braddock Ursula Hollis Allan Williams	madogtoys@mac.com uahollis@gmail.com	(520) 227-5046 (831) 595-5727 (520) 378-6640
- Election	Erescene Stokes – Chair Sharon Abrams Dale Chidester Ursula Hollis Linda Langner Donna Reynolds Lorna Sills Linda Walker	erescene@cox.net chidesterdale@gmail.com uahollis@gmail.com dawlll@msn.com madogtoys@mac.com basil3@cox.net	(520) 378-3149 (619) 456-1255 (520) 803-8828 (520) 378-6640 (520) 378-3243 (520) 803-9118 (520) 227-5046 (520) 378-4296
- Highway 92 Clean up **	Bill Hagerl Scott Weiss		(520) 459-0007
- Newsletter	Cathy Avila John Avila Peter Dodge Gabrielle LaFargue Sam Schechter Lorna Sills Erescene Stokes	cathyavila119@gmail.com falconfan1947@gmail.com pdodge4814@gmail.com gjlafargue@gmail.com sgschechter@gmail.com madogtoys@mac.com erescene@cox.net	(520) 803-1522 (520) 803-1522 (520) 378-1905 (520) 335-6877 (520) 335-6977 (520) 227-5046 (520) 378-3149
- Property Transfers	Ted Pahle - Chair James Wilson	suspop@earthlink.net jwilson441@cox.net	(520) 803-7398 (520) 266-3824
- Welcome	James Wilson	jwilson441@cox.net	(520) 266-3824

* Environmental Control Committee

** State sponsored activity



**Pueblo del Sol Village 1 Property Owners' Association
P.O. Box 1551 Sierra Vista, Arizona 85636-1551**



PDS resident, Tricia Adams formerly from the Pacific Northwest has found this Master Gardener link to be helpful as she adjusts her gardening practices to our desert environment: <http://ag.arizona.edu/cochise/mg/pdf/Feb15.pdf#Top>

Thank you, Tricia. Many of us have come from other places to settle in Sierra Vista and will find any gardening hints to be helpful. 

