

TORREON OUTLOOK

W I N T E R 2 0 1 3

HOAMCO TORREON

(928) 537-1067
(928) 537-1068 fax

OFFICE HOURS

Monday through Friday
9:00 am – 4:00 pm

STAFF

David Penrod

Community Assoc. Manager
dpenrod@hoamco.com

Suzy Case

Receptionist/Administrative Assistant
suzy@hoamco.com

Greg Butler

ARC Coordinator
showlowarc@hoamco.com

Torreon ARC

torreonarc@hoamco.com

Visit our **WEBSITE**

www.torreoncommunity.com

How to **REACH US**

HOAMCO Prescott
(928) 776-4479
(928) 776-0050 fax

Justin Scott

CEO
justin@hoamco.com

A Message from the Manager

HAPPY NEW YEAR!

A new year brings with it the enthusiasm of fresh possibilities. It is an opportunity to turn the page on the past, and to make more improvements to an already great community. I have enjoyed serving as your community manager this past year and look forward to another wonderful year. It has truly been an invaluable learning experience for which I am grateful for. I am very appreciative for the outpouring of support and gratitude that has been shown to me from this amazing community. It is my hope that with common goals and shared high standards of excellence; we as a community will continue to rise above all challenges. As the seasons change and new beginnings emerge we will continue to persevere as we grow and adapt in order to maintain the essence of Torreon.

If I have not had the pleasure of meeting you, please stop by the office and say hello. I believe in an open door policy. As always I am here to listen to your concerns, suggestions and hopefully, your favor-

able comments as well. I look forward to working together as a team to accomplish a positive outcome in any situation. You can reach me by phone, (928) 537-1067, Monday through Friday, 9 AM to 4 PM, by email, dpenrod@hoamco.com, or by mail, P.O. Box 4212, Show Low, AZ, 85902

5th ANNUAL MAY CLEAN UP AND DONATE MONTH

The Board of Directors has once again approved the placement of a roll-off dumpster in the community for 30 days. You can take advantage of this opportunity from May 15th – June 15th. This service will offer free pickup and disposal of landscape bags and bundles of landscape cuttings. Bundles and bags must be on the curb. Our crew will not come on your property to remove the landscape clippings or pick up anything that is not bagged or bundled. Thank you for your cooperation in helping to keep our community pristine.

Continued on next page



Continued from page 1

A Message from the Manager

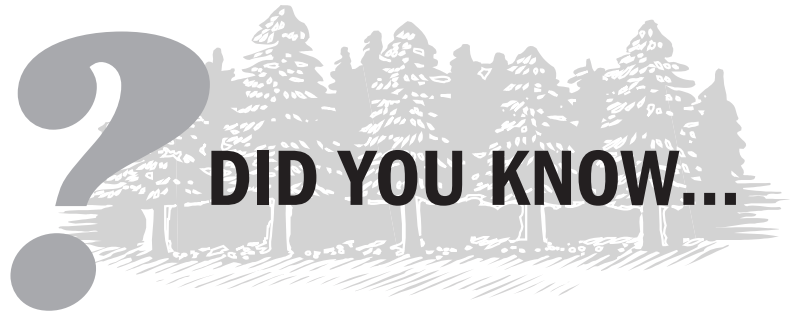
MEMORIAL DAY WEEKEND

Please take advantage of the opportunity to get out and meet new friends and neighbors in our community as well as participating in the cleaning up of your property and a worthwhile charity activity.

- ▶ HOA dumpster with free pickup of trash bags and bundles left by the curb.
- ▶ Clubhouse smoker with free hot dogs and sodas on Saturday May 25th.
- ▶ Big Brothers Big Sisters of Northeastern Arizona will schedule pickup days for you to donate used clothing along with any cloth items such as bedding and any small household goods. Just call Big Brother Big Sisters of Northeastern Arizona at (928) 537-1996 to schedule a pickup.

Look for more details in the Torreon Outlook email newsletter coming out in May.

If you aren't receiving our email newsletter in the summer months, please contact our office with your updated email address or look in your spam folder as we are finding out some newsletters are not making their way to our owners.



- ... **the Torreon Community Directory** is now on the Community Website: www.torreoncommunity.com.
- ... **when a snowplow is working in the community it has the right of way.** Please use caution.
- ... **grinder pumps like everything else need regular servicing.** If you want to have your grinder pump checked out you can call Grinder Pump Specialists. Greg at (928) 242-1579 or Paul at (928) 242-6908.
- ... **Waste Management only charges \$7.54/month** for an additional trash receptacle. You can order one through the City of Show Low at (928) 532-4003.
- ... **to receive the summer e-mail newsletter,** you can send your e-mail address to our office

at suzy@hoamco.com or dpenrod@hoamco.com. We communicate from May through September via email newsletters to update residents on current issues.

- ... **the quarterly statement sent out to property owners** is a "Courtesy Reminder" that assessments are due soon. If you don't receive a reminder in the mail it does not mean that you are not responsible for making your payment on time. HOAMCO offers auto debit for those who would like to have their dues automatically taken from their bank account each quarter to avoid possible late fees. To get more information on auto debit go to www.foamco.com or contact Beth Knightly in HOAMCO accounting, at bknightly@hoamco.com. All dues are considered late if received after the 15th of each month.

- ▶ 1st Quarter is January 1
- ▶ 2nd Quarter is April 1
- ▶ 3rd Quarter is July 1
- ▶ 4th Quarter is October 1

- ... **Pets must never be allowed** to run loose at anytime. No pet shall be left unattended. Pets must be restrained by a leash when being walked in areas other than your property. Pet owners are responsible for picking up all "droppings" and properly disposing of them.

- ... **Handling foreclosed accounts with outstanding assessments:** Owners have a misconception that when they walk away from their property they can walk away from the HOA. – Only when the foreclosure process is completed and a deed is received identifying the new owner, is their responsibility to the HOA complete. The new owner is responsible for assessments from that day forward. The previous owner is responsible for assessments up to the date the foreclosure process is completed. The Torreon HOA is aggressively seeking repayment of past due assessments including using a collection agency which reports to the credit bureaus and filing legal action which could result in judgment, garnishment, and levies.



A Message from your
TORREON RESIDENT BOARD OF DIRECTORS



George Rutter

George Rutter

“It is indeed a pleasure to represent our Community on the Board of Directors. I join Steve Phillips in making sure that we continue to keep a safe and healthy community. Our Board has reviewed the annual budget and we are indeed healthy. We have more funds going into the reserves and this will insure that we are able to maintain our level of support and maintenance. I firmly believe that the entire Board has the best interests of the residents in mind when making any decision.

Many Communities are still struggling with maintaining a positive balance sheet as well as just keeping the residents in their respective communities. We are very fortunate to have a supportive group of families and homeowners, as well as a strong dedicated staff from HOAMCO.

The board has been dealing with many issues

including our latest—that being the herd of wild horses that is crossing the U.S. 60 and grazing on the 7th fairway. So, if you happen to see some wranglers or some corrals set up, don’t be surprised. We are also continuing to make sure that work is done on the raising of the manholes and repairing the asphalt around them. The City of Show Low is footing the cost for the manhole repairs. Additionally, our Neighborhood Elected Officials (NEO) continue to be actively involved in what transpires in their respective neighborhoods.

I have been involved with a number of Homeowner Associations as well as other large member Associations and Torreon truly is “Tops” in my book. This Community is superb at defining the issues and then following through. I look forward to my tenure representing Torreon and the Torreon Residents.



Steve Phillips

Steve Phillips

In January, George Rutter and I became directors of the Torreon Community Association for a two year term, following our election to the board by our fellow Neighborhood Elected Officials, who meet regularly to discuss matters of interest to each of the neighborhoods within Torreon.

One of the special qualities of Torreon is the sense of community that exists here. Each of the Neighborhood Elected Officials freely volunteers his/her time to ensure that the common areas and facilities at Torreon are kept in a state of good repair and that the financial health of the Association is maintained. My thanks to each of these Officials for their commitment to Torreon and its homeowners.

My family and I live in Phoenix and we have owned a home at Torreon since 2008. We value all

of the time we can spend here, but we really enjoy the winter wonderland that comes to the White Mountains every year. Our nine-year old Siberian Husky appreciates being here in the winter most of all!

Clear roads are essential for safety and mobility at this time of year. To ensure the snowploughs can keep the roads clear in our community, when you’re not using your vehicle when you are staying at Torreon please keep it off the road and on your driveway or designated parking space. And if you see Danny Crandall and his crew working the snowplough in your neighborhood, don’t forget to give them a wave and say Hi!

George and I welcome hearing your thoughts and suggestions about Torreon, and will do our best to address topics of concern to our community.

TORREON Community Association

2012 Annual Meeting – MINUTES

September 29, 2012

Attendees:

Justin Scott, *HOAMCO Chief Executive Officer*
David Penrod, *Association Manager*
Suzy Case, *Recorder*

Not in Attendance:

Gary Elbogen, *Association President*
Daniel Hammons, *Treasurer*
Chris Hill, *Board Director*
Laurie McCain, *Board Director*

Justin Scott, HOAMCO CEO, called the 2012 Annual Torreon Community Association meeting to order at 10:05 AM. Mr. Scott welcomed everyone in attendance and stated that the most up to date financial statement as of August 31, 2012 was available in the meeting packet. Mr. Scott introduced David Penrod, Torreon Community Association Manager.

Approval of 2011 Annual Meeting Minutes: Mr. Scott stated that the Board approved the 2011 Annual Meeting Minutes on the January 20, 2012 Board meeting.

INTRODUCTORY REMARKS:

Mr. Scott introduced the current Board of Directors. Mr. Scott continued with the introduction of the new resident Board members effective January, 2012, George Rutter and Steve Phillips. He then called upon both George Rutter and Steve Phillips to say a few words.

MANAGEMENT COMPANY UPDATE:

Community Association Manager David Penrod introduced the Elected Officials Committee for 2012-2014. Laurie McCain – Homestead I and Rendezvous IV, Bruce Miller Alternate for Homestead I, Terri Ashley – Homestead II, Kelly Pierce – Homestead III, Darcy Royal – Homestead IV, Tom Peck – Rendezvous I, John Vincent – Rendezvous II, Sam Khoury – Rendezvous III, Linda Heinz – Trailhead, Jeff Wright – Tollgate, George Rutter – Golf Villas I and II, Dick Murphy – Cardinal Landing, Ron Harrison – Golf Casitas, Steve Wacker – The Lodges, Carter Froelich – Mountain Houses, Steve Phillips – Torreon Meadows, Keith Klein – Torreon Woods.



Mr. Penrod thanked the NEO for their commitment to their community.

Mr. Penrod also recognized and thanked outgoing members of the Neighborhood Elected Officials: Jan Baselice of Homestead II, John Haro of the Lodges and Charlie Salem of Mountain Houses for their service on the 2010-2012 Neighborhood Elected Officials.

New resident Board members effective January 2013 are George Rutter of Golf Villas and Steve Phillips of the Meadows.

Mr. Penrod thanked Fred Haubold and Laurie McCain for their dedication and service as your resident Board members the last two years.

Street Repairs: In May, approximately 7,000 sq. ft. of asphalt was removed and replaced. An asphalt skin patch overlay of 1,000 sq. ft. was also done by the bridge area near Monkshood and Falling Leaf. City of Show Low has agreed to raise the manholes on Blazing Star Road. Numerous manholes have sunk due to the clayish soil. Some of the manholes have dropped as much as four and a half inches causing a rough ride on Blazing Star road. The City is currently inspecting all other manholes in the Torreon Community. The raising of the manholes is currently out for bid. The City of Show Low will cover all costs in connection with the raising of the manholes with no cost to the Association. Estimated start time is 4-6 weeks.

Lakes and streams will be winterized in November pending the weather. The pumps will be inspected for problems when shut down for the winter.

Mr. Penrod then introduced the ARC and thanked them for all they do and all their hard work.

ARCHITECTURAL REVIEW SERVICES UPDATE

was presented by ARC member Ron Oberholtzer:

As of August 14, 2012 there are currently 0 homes in design review, 10 homes under construction, 743 completed homes, and 753 total homes in Torreon. Mr. Oberholtzer took a moment to thank the current ARC members, Joe Baselice, Rick Suhl, Duane Black, David Penrod and Greg Butler.

Any change, however small, to the outside of a home or property must be submitted to the ARC before you make the change. The ARC must review and authorize all construction within Torreon and all aspects of improvements on each property to assure compliance with these standards.

The Architectural Design Guidelines are intended to maintain the highest standards to safeguard the beauty of the community and to protect your investment.

In August 2012 the State Law changed. A Board member must chair the ARC meetings.

FINANCIAL REPORT:

Justin Scott reported that the Torreon Community Association is solvent. Financial information through August 31, 2012 was distributed at the meeting and reviewed in detail. Mr. Scott explained the difference between operating funds and reserve funds.

DELINQUENCY REPORT:

The Delinquency Report was distributed and reviewed. All developer parcels are now paying dues to the Association. Torreon Golf Club refunded \$100,000.00 to the Association in Membership Dues not collected in 2009. As of today, they have refunded an additional \$50,000. The bad debt account is reviewed quarterly. All delinquent accounts are pursued by HOAMCO to the fullest length of the law.

DEVELOPER UPDATE was presented by HOAMCO CEO Justin Scott.

[The Developer was unable to attend the annual meeting; however provided an update to the Association Management Company to present to the members present].

Summit Development Company continues to be bullish on Torreon despite the rocky economic climate that we have all experienced.

With respect to a completed product in Torreon, we believe that we have seen the bottom in values since the vast majority of short sales and REO's have transacted. About only ten percent of the finished product inventory is currently listed for sale. Prices appear to have stabilized and are starting to approach a price per square foot level where building new

product is once again feasible, if done in moderation. In fact, as further evidence of its confidence in the Torreon market, Summit has recently completed a new spec home to test the market. Lot prices are still soft due to the large inventory; however, with newly stabilized finished product pricing, we expect that moderate new building activity will help firm up lot pricing. Summit is also trying to support the lot market by keeping its large lot inventory off the market and not competing with other owners.

Summit continues to reinvest in Torreon as evidenced by its acquisition of the defunct Torre Lakes project, which will be annexed into Torreon after the infrastructure development is completed. In addition, after nearly three years of negotiating with various lenders, the FDIC and a hedge fund, we are pleased to announce that we are finally in escrow to purchase the remaining unsold inventory in the Meadows, the Woods and the Golf Casitas. The inventory consists of 91 lots and 7 finished and unfinished units. This transaction is currently scheduled to close in January.

Exclusive of the Torre Lakes subdivision and the property currently in escrow described above, Summit's current inventory consists of the following lots and completed units: Golf Villas 4 lots and 13 completed units; Lodges – 2 completed units; Golf Villas II – 73 lots and 3 completed units; Tollgate – 3 lots; Trailhead – 12 lots; Homestead – 6 lots; Rendezvous – 25 lots.

In addition to the foregoing, Summit holds the first deed of trust on approximately 40 matured and/or non performing loans secured by lots. It is very likely that over the next six months, a

significant portion of those lots will be reacquired by Summit via foreclosure or receipt of deeds in lieu of foreclosure.

OPEN FORUM:

Comments and questions were heard from the floor.

- ▶ The Reserves are underfunded. Goal is not to increase dues, if need to increase dues then will. Underfunding of Reserve Study is because of the roads; funds are mostly for the roads. Update to Reserve Study was done.
- ▶ Owner inquiry about the possibility to place pet clean up stations along walking paths along Summit. HOAMCO to present to the Board for review.
- ▶ Owner expressed problem with unleashed dogs and owners not picking up after their pets. It is a combination of both owners and renters not picking up after pets and allowing pets to run loose. A reminder will be placed in the newsletter.
- ▶ Issue with solicitation in Cardinal Landing neighborhood. HOAMCO to have patrol remove solicitation flyers that were placed in doors.
- ▶ Rendezvous I on Falling Leaf – the new pump for pond stream is loud. Owners asking if sound can be muffled. The Association will take this under advisement.

Louis Adler motioned to adjourn, seconded by Jean White.

The meeting was adjourned at 11:35 AM

Torreon ARCHITECTURAL GUIDELINES

At the Board of Director's meeting on October 19, 2012 a revision of the design guidelines was approved in order to bring into compliance with the recent statutory changes regarding the architectural review process (A.R.S.33-1817)

These revisions were added to the October, 2012 Architectural Design Guidelines for Torreon:

Please Remember:

Absolutely **NO** changes to the exterior of

your home without first getting approval from the Torreon Architectural Review Committee. Torreon Guidelines are intended to maintain the highest standards to safeguard the beauty of the community and to protect your investment as well as your neighbors'. For more information, please contact Greg Butler, ARC Coordinator at showlowarc@hoamco.com

The Board of Directors, the Neighborhood Elected Officials and the Architectural Review Committee work diligently all year to make the rules and guidelines as user friendly for property owners as possible while remaining true to the Torreon philosophy of homes compatible with the environment and one another.

Torreon Architectural Design Guidelines are posted on the Torreon Community Website at: www.torreoncommunity.com

You're Invited – Mark Your Calendar
7th Annual HOMEOWNER'S BREAKFAST FORUMS

All Meetings are held at 8:30 AM in the Club Dining Room

Saturday, May 18th *Speakers:* Representatives from the Show Low Fire District, Show Low Police Department, US Forest Service, and 593 will be presenting Ready Set Go to all who attend the meeting.

Topic: Wildfire Action Plan

Saturday, June 15th *Speaker:* Cammy Darris, Navajo County Tax Assessor
Topic: Explaining the County Property Tax System

Speaker: Joe Long, TGC General Manager

Topic: Torreon Club Membership and Upcoming Activities

Saturday, July 20th *Speaker:* Greg & Paul from Grinder Pump Systems
Topic: How to Best Maintain Your Grinder Pump

Speaker: AZ Game and Fish Department Rep

Topic: Living with Wildlife in Torreon

Saturday, August 17th *Speakers:* Russ Lyon Sotheby's International Real Estate Agents
Topic: Real Estate Facts on Torreon and Surrounding Communities

PLEASE NOTE: *Speakers are subject to change due to scheduling conflicts.
Please call the HOA office to confirm topic and speaker(s) prior to attending.*



2013

Recycling Calendar
 Circled days are recycle days
 Trash pick is always on Monday

January

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Bulk pick-up Jan 7

February

S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Bulk pick-up March 4

April

S	M	T	W	T	F	S
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May

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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Bulk pick-up May 6

June

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Bulk pick-up July 1

August

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

September

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Bulk pick-up Sept 2

October

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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November

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					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Bulk pick-up Nov 4

December

S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



Acceptable Recycling Items

*Flattened Cardboard • Magazines
Office Paper • Brown Paper Bags
Newspapers • Paperboard (Cartons)
Paper Cardboard: Dairy and Juice
Containers • Junk Mail • Phone Books
Plastic Bottles and Containers
Aluminum Cans • Tin or Steel Cans*

2013 MEETING SCHEDULES

NEIGHBORHOOD ELECTED OFFICIALS MEETINGS

(All meetings are on Fridays at 2:00 PM in the Club Conference Room)

January 11, 2013 • April 12, 2013

July 12, 2013 • October 11, 2013

BOARD OF DIRECTORS MEETINGS

(All meetings are on Fridays at 10:00 AM in the Club Conference Room)

January 18, 2013 • April 19, 2013

July 19, 2013 • October 18, 2013

Torreon Community Association

ANNUAL MEETING
Saturday, Sept. 28, 2013
at 10:00 AM in the Club Pavilion

Torreon Golf Casitas

ANNUAL MEETING
Saturday, Sept. 28, 2013
at 9:00 AM in the Club Conference Room

PLEASE NOTE: *These meetings are subject to change due to scheduling conflicts.
Please call the HOA office to confirm a date prior to attending.*

TORREON COMMUNITY ASSOCIATION
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Bldg. A, Suite 100
Show Low, AZ 85901

TORREON

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