

TORREON OUTLOOK

Summer 2013

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

Suzu Case

Administrative Assistant
suzy@hoamco.com

Cheryl Charlton

Receptionist
ccharlton@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

Welcome back to all our seasonal residents. Another summer is upon us and my hope is all of you get to enjoy the incredible beauty of Torreon and the surrounding White Mountains. It takes all of us working together, and with each other, to ensure the community remains a beautiful place in which to live and play. I gladly welcome any assistance you'd like to give - be it a phone call with the location of a dead tree, letting us know the gates aren't working properly or offering suggestions. Sharing your observations regarding construction site behavior is particularly useful. Your input is very important to us and your continued patience while we accomplish our goals is invaluable.

As always I am here to listen to your concerns and suggestions. 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, 9AM to 4PM, or by email, dpenrod@hoamco.com.

MAY CLEAN UP AND DONATE MONTH

The May Clean Up and Donate promotion was a huge success. Thank you to all Torreon Property Owners who participated and cleaned up their lots. There were huge numbers of landscape debris bags picked up and hauled off during this event. This annual event helps owners clean up and keep Torreon a pristine mountain retreat.

A special thank you goes to Joe Long and Torreon Golf Club for generously supplying free hot dogs and drinks on Saturday of Memorial Day weekend to help support this great promotion.

SPECIAL IMPROVEMENT DISTRICTS IN SHOW LOW

Special Improvements Districts (SID) may be formed by property owners to bring their neighborhoods up to City standards by installing items such as: pavement, curb and gutters, sidewalks, street lights, water mains, sewer

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A Message from the Manager

mains, fire hydrants and other miscellaneous improvements. The City of Show Low currently has two Special Improvement Districts, District 5 and District 6, in the Torreon Subdivision. Bonds were issued for road and utility improvements with interest payments due June 1st of each year, and an interest and principal payment due December 1st of each year. Each property owner in Torreon is responsible for their share of these Bonds. These payments are administered by the City of Show Low and are separate from the payments made as part of the County property taxes.

Please note: If these payments are not paid, your property at Torreon is subject to a lien sale for the delinquent amounts. Unless redeemed within the time allowed by law, a superintendent's deed will be delivered to the purchaser and the superintendent's deed will convey title to the lands described therein free and clear of all interests and liens, except for the general property taxes and prior special assessments. For further information regarding SID in Torreon you can contact Jerri at the City of Show Low (928) 532-4020.

EXTEND THE LIFE OF YOUR GRINDER PUMP BY HAVING IT SERVICED

Most homes in Torreon have grinder pumps which process the wastewater from all drains and toilets. These are electro-mechanical devices which operate in a challenging environment. These pumps have a finite useful life, typically between 8 and 12 years. But some need replacing in under half that time due to service conditions. (Grease build-up is particularly harmful as it promotes rusting of the cast iron motor housings and it causes operational problems). Replacing the pump with a new one currently runs between \$2500 and \$3000, depending on the type of pump and the preference of the homeowner.

Regularly servicing grinder pumps will extend their useful life. Service involves a thorough cleaning of the pump and well, removing grease and rust build-up, repainting the pumps where needed, doing system checks to assure compliance with manufacturer's operating parameters, evaluating the condition of the unit, and reporting the findings to the homeowner.

Recommended service intervals vary. Seasonal properties should be serviced every two

years, and full-time resident properties serviced every year.

Having service performed on a periodic basis will allow you to get the maximum life from your grinder pump.

For questions or appointments, call Grinder Pump Systems, LLC at 928-242-1579 or 928-242-6908.

BEARS

Numerous bear sightings have taken place in Torreon this spring. The Arizona Game and Fish recommends that residents keep all garbage cans inside enclosures such as your garage until trash pickup day which is Monday. Leaving garbage out overnight is an invitation for bears to roam throughout Torreon. Many trash receptacles have been turned over resulting in garbage scattered all over the street. The burden of cleaning up this mess is on your Association. We can all contribute to making Torreon a cleaner, safer community by following this simple step.

ERIC PODOLL, SHOW LOW WILDLIFE MANAGER FOR THE ARIZONA GAME AND FISH DEPARTMENT WILL BE THE SPEAKER AT THE NEXT HOMEOWNER'S OPEN FORUM BREAKFAST ON SATURDAY, JULY 20, AT 8:30 AM IN THE CLUB DINING ROOM. ALL TORREON RESIDENTS AND GUESTS ARE WELCOME TO ATTEND.

COMMUNITY DUMPSTER

The dumpster is located on Buckthorn near Highway 60 (located between the Golf Maintenance Yard and the Equestrian Center). The purpose of this dumpster is for weekend residents who are not here for Monday trash pickup. It is not for landscape clippings or to dispose of an old appliance or moving boxes. The dumpster has a bear proof lid so if you need to dispose of your household trash and garbage prior to Monday trash pickup, the community dumpster is available and hopefully, will help keep the bears out of Torreon. In the past years, several bears have been killed by Game and Fish after returning to Torreon a second time to get into garbage cans during the night or early morning hours. *Please utilize the community dumpster for the purpose that it was intended.* The Board of Directors and your neighbors thank you in advance for your cooperation.



DID YOU KNOW...

... **the Torreon Community Directory** is now on the Community Website: www.torreoncommunity.com.

... **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 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 dues 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.hoamco.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. It is unlawful for any person whose animal defecates on property they do not own to not immediately clean it up (City Code 6-1-8).

... **Maintenance** of lots and homes including all improvements is the responsibility of the lot owner. Most homes require a certain amount of maintenance as the years go by and those in mountainous areas even more so due to the weather. Over time, colored concrete begins to fade and siding stain begins to look washed out. These types of maintenance issues are the responsibility of the owner and fall under the purview of the ARC.

... **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, *Golf Villas*



Steve Phillips
Torreón Meadows

Welcome back to all of our Homeowners. The warm summer months in places outside of Show Low should now be a thing of the past. This summer on the mountain should certainly be enjoyable, but along with that, we must be good stewards of our property and surrounding areas as it pertains to fire dangers, attracting wildlife and certainly watching our vehicle speeds in and around the Torreón community. The month of May has once again proven to be a bit windy and dry and this alone adds a lot so be aware of fire dangers. We were fortunate to have some of Show Low's finest advise us at our monthly breakfast gathering on being fire safe and what to do in case of wild fires. Our June get together will bring the Navajo County Assessor to our area to provide updates on property valuations and we think you will find her very responsive to questions and issues.

We are very fortunate to have homes in the Torreón Community and so we ask you to enjoy all that this fine community has to offer in the way of family activities, as does the Show Low community and the surrounding areas.

As a reminder, if you wish to do any remodeling or additions that are externally visible, please submit your requests in advance of starting any work to the Architectural Review Committee (ARC). If you're unsure about the submission process, just check with the HOAMCO office

for further information. The ARC meets approximately every three weeks throughout the year and they are very responsive to your needs. Neighborhood Elected Officials (NEO), your neighborhood representatives meet every quarter on the second Friday of the month at 2:00 P.M. to provide recommendations to the Homeowners Board. If you need something presented, they are a great forum for this purpose. The Torreón Homeowners Board meets the third Friday of each quarter at 10:00 A.M. (Jan, Apr, July, Oct). If there is something that needs to be presented, please provide the information to your NEO or to Mr. David Penrod at HOAMCO.

We look forward to seeing as many of you as possible. So, look for us around the clubhouse area or at the HOAMCO office. George sees most of the residents as they enter Torreón from his home along Summit Trail. He's the one waving and smiling!

Finally, a word of caution -- the speed limit on Summit Trail is 25 MPH. Drive safe and see you all soon.

George Rutter
Golf Villas

Steve Phillips
Torreón Meadows

Torreón **Architectural Review Committee Update**

As of June 1, there are 3 homes under design review, 6 homes under construction and 751 homes completed. The Architectural Review Committee consists of George Rutter, Ron Oberholtzer, Rick Suhl, and Duane Black. These members have graciously volunteered to serve in this important role. I urge all HOA members

to support these volunteers as they serve your community in this difficult and vital role.

Please remember absolutely NO changes to the exterior of your home without first getting approval from the Torreón Architectural Review Committee. Torreón 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 Cheryl Charlton, ARC Administrative Assistant at ccharlton@hoamco.com.

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



TORREON

Torreón is bordered by the Apache-Sitgreaves National Forest, with access to 600 miles of streams, more than 40 lakes and a 200 mile trail system. The Arizona White Mountains have long been known as an outdoor paradise. Mountain bikers, nature and wildlife lovers and hikers alike all have the possibility of seeing many of the diverse wildlife that inhabit the White Mountains, such as elk, deer, antelope and turkey.

Things TO DO

Torreón's Equestrian Center

With the Apache-Sitgreaves National Forest as a dramatic backdrop, Torreón's Equestrian Center provides trail rides, riding lessons, indoor/outdoor boarding facilities and clinics during the summer months.

<http://torreon.com> or 928-532-5069

White Mountain Trail System

12 miles east of Torreón, trails start in Pinetop-Lakeside. Ranked third in the nation by the Hiking Society, the White Mountain Trail system accommodates hikers, bikers and equestrians.

www.tracks-pinetop-lakeside.org

Big Lake Recreational Center

61 miles east of Torreón in the Apache-Sitgreaves National Forest, Big Lake is stocked each spring and fall with approximately 300,000 trout. The area consists of three of the area's best campgrounds in the state, a store, boat rentals and guided nature walks.

www.rrmofa.com/BigLakeRecreationArea.html

Sipe White Mountain Wildlife Area

Located approximately 60 miles east of Torreón the Sipe White Mountain Wildlife area is inhabited by eagles, antelope, osprey, mule deer, elk, turkey, and waterfowl. Hiking trails, wildlife viewing sites, and day use picnic area allow visitors to learn more about Arizona's unique wildlife. The Arizona Game and Fish Department is again offering a unique opportunity for people to learn more about Arizona's colorful forest hummingbirds at the 10th annual High Country Hummers Festival. On Saturday, July 27, 2013, Sheri Williamson, one of the nation's foremost experts on hummingbirds, will lead a capture and bird-banding event with the invaluable assistance of a dedicated group of volunteers that is free and open to the public. Participants will be able to observe researchers up close as they handle, measure and band these flying jewels. The festival takes place at the department's Sipe White Mountain Wildlife Area located near Eagar in eastern Arizona.

This one-of-a-kind program begins at 8 a.m. and concludes at noon. There is no admission fee; expenses are underwritten by the department's



Heritage Fund. Supported by Arizona lottery dollars, the Heritage Fund is dedicated to the education, conservation and enhancement of Arizona's wildlife, biological diversity, scenic wonders and environment.

www.azgfd.gov/outdoor_recreation/wildlife_area_sipe.shtml

www.azgfd.gov/outdoor_recreation/hummingbird.shtml

Sunrise Park Resort

47 miles east of Torreón, Sunrise Park Resort is a year around sports paradise. Its 65 runs promise adventure for skiers or boarders of any level. There are also cross country ski trails, sledding and tubing areas. In the summer and fall, Sunrise has scenic lift rides, hiking and mountain biking. On July 5, 6, & 7 Sunrise hosts one of the largest Archery Shoots in the West. With its Tall Aspen, Pine and Blue Spruce Forests it creates an incredible backdrop. Fresh air and low temperatures guarantee a fun experience for the whole family.

<http://sunriseskiparkaz.com>

2013

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

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

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

September

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					

Bulk pick-up Sept 2

October

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		

November

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

Bulk pick-up Nov 4

December

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				

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

You're Invited—Mark Your Calendar
8th Annual HOMEOWNER'S BREAKFAST FORUMS

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

- 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** *Speakers:* 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:* Laurie McCain Realty, 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.



*The 2012 – 2014 Neighborhood Elected Officials are listed below.
Please help me in thanking these great volunteers for their
time and dedication to your community.*

TORREON COMMUNITY ASSOCIATION ELECTED OFFICIALS 2012–2014

HOMESTEAD I Alternate for H-1	Laurie McCain Bruce Miller (alt)	laurie@lauriemccain.com bm3320@frontier.com
HOMESTEAD II	Terri Ashley	terriashley@live.com
HOMESTEAD III	Kelly Pierce	k.pierce1@hotmail.com
HOMESTEAD IV	Darcy Royal	darcyroyal@gmail.com
RENDEZVOUS I	Tom Peck	trpeck12@gmail.com
RENDEZVOUS II	John Vincent	JV1961czar@cox.net
RENDEZVOUS III	Sam Khoury	slkhoury@aol.com
RENDEZVOUS IV	Laurie McCain	laurie@lauriemccain.com
TRAILHEAD	Linda Heinz	idzn4u@cox.net
TOLLGATE	Jeff Wright	jeff@centerpointadvisors.com
GOLF VILLAS I & II	George Rutter	heresus@msn.com
CARDINAL LANDING	Dick Murphy	rlm4637@gmail.com
GOLF CASITAS	Ron Harrison	ronandgail77@cox.net
THE LODGES	Steve Wacker	steve@wackerwacker.com
MOUNTAIN HOUSES	Carter Froelich	carter.froelich@dpg.com
TORREON MEADOWS	Steve Phillips	stevenrphillips@aol.com
TORREON WOODS	Keith Klein	keithk1@cox.net

TORREON COMMUNITY ASSOCIATION BOARD OF DIRECTORS 2012 – 2014

Gary Elbogen
Association President

Dan Hammons
Association Treasurer

Chris Hill
Director

George Rutter
Resident Director

Steve Phillips
Resident Director

Please help me thank these great
volunteers and our Developer
representatives for their hard work
and dedication to Torreon.

TORREON

TORREON COMMUNITY ASSOCIATION

3350 W. Sugar Pine Way
Bldg. A, Suite 100
Show Low, AZ 85901

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U.S. POSTAGE
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SHOW LOW, AZ



HAPPY 4th!

*In Observance of the
Independence Day Holiday,*

**HOAMCO WILL BE CLOSED
THURSDAY, JULY 4TH
& FRIDAY, JULY 5TH**

On behalf of the Board of
Directors and HOAMCO Staff,

***WE WISH YOU A
FUN & SAFE HOLIDAY.***

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

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

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