

TORREON OUTLOOK

Winter 2015

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
scase@hoamco.com

Cheryl Charlton

Receptionist
ccharlton@hoamco.com

Rick Thornburg

Architectural Coordinator
showlowarc@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

It is very evident when strolling around the community that some pet owners are still not picking up after their dog. Some pet owners are allowing their dogs to defecate on other resident properties. How inconsiderate is that?!

Pets are an integral part of any community; therefore, we must be respectful of others and clean up after our pets. In addition to being unsightly and smelly, animal waste can be hazardous to the health of our children and other pets. One of the most common forms of disease transmission between dogs is through their fecal matter. When walking your dog in our community, please remember that it must be restrained by a leash when walked in areas other than your property. Pet owners are responsible for picking up all “droppings” and disposing of them. Please remember to bring your baggie along so that you may pick up any waste and properly dispose of it. In taking a few simple steps to clean up after your pet you can contribute, not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. *It should be noted that the vast majority of dog owners do pick up after their dogs; it is just the inconsiderate few that do not. The Association sincerely commends and appreciates those people who consistently clean up after their pets.* Thank you

for your cooperation!

Speeding

Please be sure to drive carefully and comply with the posted MPH speed limit within Torreon and to come to a complete stop at the stop signs. That may seem like common sense and something that we shouldn't have to put in a newsletter. Children play in our streets at many times during the day and occasionally walk to and from each other's homes after dark. Remind your children to watch for cars. Bottom Line: None of us wants to be the driver of a car that injures a child (or a pet), nor do we want to be the parent of that child (or owner of the pet) that is hit by a moving vehicle.

Ponds

Please remember never attempt to walk or skate on the ponds when frozen! Parents, please reiterate this with you children. If your pet has wandered onto the ice, do not follow them. Stay where you are and coax them back to safety.

I am dedicated about making your mountain retreat at Torreon a great place to live and play. If I have not had the pleasure of meeting you, please stop by the office and say hello. I believe in an open

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door policy. I am here to listen to your concerns, suggestions and hopefully, your favorable 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.

ANNUAL MAY CLEAN UP

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 bagged landscape debris 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 looking great. Look for more details in the Torreon email blast coming out in May. **No bags will be picked up after June 15th. NO EXCEPTIONS**

TORREON ATV/UTV RULE

The following new rule regarding ATVs/UTVs on Torreon private roads was adopted by the Board of Directors on February 5, 2010 and became effective June 1, 2010.

Infractions of this rule may be punishable by fines of \$100.00 or more depending on the severity of the violation and/or legal action. The common areas including the private roads are for the use and enjoyment of all members of the Association, tenants and their guests, but the cooperation of all ATV/UTV operators is necessary to maintain the safety of all residents as well as to protect the common areas throughout the Association.

All ATV/UTV users shall comply with Title 28 of the Arizona Revised Statutes relating to licensing, registration and vehicle safety guidelines. Those statutes may be viewed by visiting the Association's website at: www.torreoncommunity.com or the Arizona State Legislature's website at: <http://www.azleg.gov/>. To access the statutes, click on the tab labeled "Legislative Council." Then scroll to Arizona Revised Statutes. There you will find Title 28.

No person under the legal age requirement is permitted to operate an ATV/UTV or similar motorized vehicle on the Association's roads or common areas. No person shall operate an ATV/UTV within the common areas in a manner that may endanger any other person within the Association or damage any home or improvement within the Association.



... **the lowest recorded temperature** in Show Low was -25°F in 1971.

... **Show Low averages approximately** 18.3 inches of precipitation per year.

... **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.

... **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.foamco.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

... **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.

... **Reviewing Governing Documents:** Please be sure to review your CC&Rs, Bylaws, Rules & Regulations and Design Guidelines periodically to stay informed of what is permitted and not permitted. Also, if you rent out your home it is to your benefit as well as the benefit of your tenants and the community to expect your tenants to review the governing documents as part of your rental process. Violations of the governing documents by tenants are ultimately your responsibility. Doing your part to insure tenants understand the rules benefits everyone. You can find the governing documents on the www.torreoncommunity.com website.



A Message from your **TORREON RESIDENT BOARD OF DIRECTORS**



George Rutter

George Rutter

On behalf of the Torreon HOA, I would like to welcome back all of our residents to the incredible White Mountains and our wonderful community. I sincerely hope everyone had a great winter season and I am positive that this Spring and Summer will be equally as prosperous. I would also like to welcome Duane Black to the Torreon HOA Board and he brings with him a lot of experience and a work ethic second to none. Welcome aboard Duane! My thanks to Dave Penrod and staff, who were able to follow up and complete some big road projects after they were proposed and requested by the residents after the Annual Meeting in late September.

The Board also just held the quarterly HOA meeting in January and one of our big priorities is reducing the amount of delinquencies which obviously affects our bottom line. We are continuing to work with our law firm on collections and will continue to work to reduce this area within the budget.

We will be continuing our monthly summer breakfast speakers bureau. No specifics at this time, but we are

attempting to bring in new speakers and new topics. If anyone has any ideas, please drop us a line and we will follow up. I have talked with the Torreon staff and I know they are excited for the upcoming season and are working diligently on their upcoming seasonal activities.

As a friendly reminder, we again ask everyone to slow down in the residential areas (just about everywhere!!!!) and remember that you must be a licensed driver to operate any motor vehicle in and around our community. Dave Penrod will be publishing the various schedules for the community Boards and Architectural committees, and we certainly encourage your attendance if so inclined. Once again, welcome back and Duane and I look forward to talking and meeting as many of you as possible. And yes, one could expect to find us around the club areas or at HOAMCO.

Best wishes,
George Rutter



Duane Black

Duane Black

For those of you who do not know me, my name is Duane Black and I am the newest resident member of the Torreon HOA Board of Directors. My wife Pam and I moved into our home on the south side of number 6 Cabin in June of 2011. We have loved being a part of such a beautiful resort community and try to spend 6 months of the year in Show Low.

I want to thank all those who supported me for the Board. I will do my best to represent the interests of the community in a fair and beneficial manner. I also want to thank those responsible for the opportunity I have had to serve on the Architectural Approval Committee for the last several years. It is a true pleasure to see the effort our builders and residents put into planning quality improvements to their properties.

When we purchased our lot in the summer of 2010 real estate was struggling in Show Low. It has been great to see things continue to improve over the years we have been here. Here are just a few statistics to show what I mean. In 2012 we had 82 submittals to the ARC only 5 of which were new plans for a home to be built. In 2013 total submittals were 104, 14 of which were new home plans. In 2014 there were 25 new construction plans submitted for review and a 111 total submittals. As you can see things are clearly going in a positive direction for our community. Clearly Torreon is moving forward as a growing and desirable place to live.

Sincerely,
Duane Black

TORREON Community Association

2014 Annual Meeting – MINUTES

September 27, 2014

Attendees:

George Rutter, *Board Director*
David Penrod, *Association Manager*
Suzy Case, *Recorder*

Not in Attendance:

Gary Elbogen, *Association President*
Daniel Hammons, *Treasurer*
Chris Hill, *Board Director*
Steve Phillips, *Board Director*

There were approximately 63 guest/members in attendance.

George Rutter called the 2014 Annual Torreon Community Association meeting to order at 10:05 a.m. Mr. Rutter welcomed everyone and then introduced and turned the meeting over to Association Manager David Penrod.

The Minutes of 2013 Annual Meeting were unanimously approved at the January 17, 2014 Board meeting.

Mr. Rutter introduced the current Board of Directors and invites the Torreon Resident Board members to come up and say a few words.

MANAGEMENT COMPANY UPDATE was presented by Community Association Manager David Penrod. Mr. Penrod thanked all the 2012-2014 Neighborhood Elected Officials for their service. The new resident Board members effective January 2015 is George Rutter of Golf Villas I and Duane Black from Homestead Unit III. Mr. Penrod gave special thanks to George Rutter; for Mr. Rutter also serves on the Architectural Review Committee and the NEO and attended all the homeowner breakfast meetings this past year. Mr. Penrod also gave a brief overview of repairs and improvements that have been made in the community. The community dumpster continues to be a problem. Owners were reminded that the purpose of the community dumpster is not for your landscaper to dump your landscape clippings or for you to dispose of an old appliance or moving boxes. This dumpster was approved by the Board for weekend residents who are not here for Monday trash pickup. 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. Please utilize the community dumpster for the purpose that it was intended. Pets must never be allowed to run loose

at any time. Pets must be restrained by a leash when being walked in an area 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]

ARCHITECTURAL REVIEW SERVICES UPDATE was presented by David Penrod. Mr. Penrod introduced the ARC members and thanked them for all they do and all their hard work and dedication to the community.

As of August 7, 2014 there are currently 4 homes in design review, 16 homes under construction and 765 completed homes for a total of 785 homes in Torreon.

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.

FINANCIAL STATEMENT REVIEW

The financial information through June 30, 2014 was presented by Association Manager David Penrod.

DEVELOPER UPDATE

Summit Development Company continues to be bullish on Torreon as we slowly climb out from the "Great Recession."

Completed product prices in Torreon appear to have stabilized and the sales price per square foot are at levels where building new product is feasible and Torreon is experiencing its best new build volume in some time.

Summit continues to build new spec homes to bolster the market. Lot prices and lot sales are still soft due to the large lot inventory on the market. Summit continues 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 substantial investment in the Torre Lakes project, which will be annexed into

Torreon after the infrastructure development is completed and the reacquisition of the distressed and remaining unsold inventory in the Meadows, the Woods and the Golf Casitas. Torre Lakes will be renamed Torreon Lakes and the final plat for Unit I (which includes previously un-platted land adjacent to Torreon Meadows and Highway 60) has been recorded and construction for that area is complete. Torreon Lakes Unit II infrastructure is continuing and plat recordation is pending. An evaluation of the lake and stream system is ongoing and the goal is to have it up and running in Spring/Summer 2015. At that time, we will take the fence down that connects the boundaries to Torreon and emergency access gates will be installed on the Highway 60 entrance to the project. We will then complete the annexation process of Torreon Lakes into the overall Torreon Community Association.

Exclusive of the Torreon Lakes subdivision, Summit's current inventory approximately consists of the following lots and completed units:

- ▶ Golf Villas 4 lots 12 completed lots
- ▶ Lodges 2 completed units
- ▶ Golf Villas II 73 lots 2 completed units
- ▶ Tollgate 4 lots
- ▶ Trailhead 11 lots 2 units under construction
- ▶ Homestead 8 lots
- ▶ Rendezvous 24 lots
- ▶ Casitas 54 lots 2 completed units
- ▶ Meadows 31 lots 1 completed unit
- ▶ Woods 10 lots 1 completed unit

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. A handout of the Developer Report was made available to those present.

OPEN FORUM

The floor was opened up for open forum and the membership afforded the opportunity to ask questions and/or address concerns.

- ▶ There will be more road paving/repairs scheduled in 2015. The Association will look at roads again

Continued on next page

- in January 2015. The Association has also been in contact with the City regarding Summit Trail road.
- ▶ Owner concerned with speeding on Summit Trail. Summit Trail road is owned by the City. The sidewalk is also City owned.
 - ▶ Doggy droppings: There is a City ordinance on Summit. Owner asked if can put up sign along Summit. Association Manager David Penrod will research it. Will get with Ed Muder with the City.
 - ▶ Owner requests that when new cite is to be built on, requests that contractors' take shortest route instead of coming down Blazingstar road. Security is to police and contractors have been asked to

- use shortest route. Contractors have a contractor gate code.
- ▶ Owners can repaint garage door same color without going through the ARC process.
- ▶ There will be speed limit signs placed on road to the Cabin.
- ▶ There are several dead trees, some infested with bark beetle. Vendors are backed up. Trees are scheduled to be removed. Owners were advised if see dead tree to contact HOA.
- ▶ Golf Maintenance left cut down trees setting in area of off second fairway. The Association will check it out and will contact Golf Maintenance

- to remove.
 - ▶ Golf Villas owner indicates there are holes under fence in area that divides HOA/Park Valley property. Asking if we can we fill holes with dirt? Dogs coming through fence. Association to take care of it.
 - ▶ There are some properties along golf course property line that have weeds. Does Golf Maintenance maintain that? Golf Club wants natural look. David Penrod will check it out.
- There being no further business, the meeting was adjourned at 10:45 a.m.

American Flag Guidelines

American flags within the Torreon Community may only be hung from a temporary, non-vertical, five-foot maximum length wooden or aluminum pole that is inserted into a bracket mounted on the residence. There shall be no more than one American flag displayed at any one time on one property. No flag shall be illuminated by artificial lighting of any kind. No flag that is torn, soiled or damaged shall be displayed.

Some general guidelines from the Flag Code answer many of the most common questions:

- ▶ The flag should be lighted at all times, either by sunlight or by an appropriate light source. (In Torreon illuminated by sunlight only).
- ▶ The flag should be flown in fair weather, unless the flag is designed for inclement weather use.
- ▶ The flag should never be dipped to any person or

thing. It is flown upside down only as a distress signal.

- ▶ The flag should not be used for any decoration in general. Bunting of blue, white and red stripes is available for these purposes. The blue stripe of the bunting should be on the top.
- ▶ The flag should never be used for any advertising purpose. It should not be embroidered, printed or otherwise impressed on such articles as cushions, handkerchiefs, napkins, boxes, or anything intended to be discarded after temporary use. Advertising signs should not be attached to the staff or halyard.
- ▶ The flag should not be used as part of a costume or athletic uniform, except that a flag patch may be used on the uniform of military personnel, fireman, policeman and members of patriotic

organizations.

- ▶ The flag should never have any mark, insignia, letter, word, number, figure, or drawing of any kind placed on it, or attached to it.
- ▶ The flag should never be used for receiving, holding, carrying, or delivering anything.
- ▶ When the flag is lowered, no part of it should touch the ground or any other object; it should be received by waiting hands and arms. To store the flag it should be folded neatly and ceremoniously.
- ▶ The flag should be cleaned and mended when necessary.
- ▶ When a flag is so worn it is no longer fit to serve as a symbol of our country, it should be destroyed by burning in a dignified manner. Boy Scout Troops all over the country will take and retire them during ceremonies they perform.

ARCHITECTURAL REVIEW COMMITTEE UPDATE

As of January 7, 2015 there are 3 homes under design review, 20 homes under construction and 771 completed homes. 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 Torreon Architectural Review Committee. The Torreon Architectural Guidelines are intended to maintain the highest standards to safeguard the beauty of the community and to protect your invest-

ment as well as your neighbors'. The value of your home is directly related to the condition, appearances and aesthetics of your community as a whole. Getting your Association to approve all proposed

exterior changes is not just a good idea to protect your investment, it is a requirement! For more information, please contact Rick Thornburg, Architectural Coordinator at showlowarc@hoamco.com.

2015 ARC Meeting Dates

HOAMCO Conference Room at 9:30 AM

January 9, 2015	May 8, 2015	July 24, 2015	October 23, 2015
February 6, 2015	May 29, 2015	August 7, 2015	November 13, 2015
March 13, 2015	June 12, 2015	August 28, 2015	December 11, 2015
April 10, 2015	June 26, 2015	September 11, 2015	January 8, 2016
April 24, 2015	July 10, 2015	October 2, 2015	

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

You're Invited – Mark Your Calendar **10th Annual HOMEOWNER'S BREAKFAST FORUMS**

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

Saturday, May 16th *Speakers:* Representatives from the Show Low Fire District, Lakeside Fire District, Show Low Police Department, US Forest Service, and North Eastern Arizona Public Information will be presenting Ready Set Go!

Topic: Wildfire Action Plan

Saturday, June 20th *Speaker:* Speaker- to be determined.

Saturday, July 18th *Speaker:* Speaker- to be determined.

Saturday, August 15th *Speaker:* Speaker- to be determined.

*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.*

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 not for your landscaper to dump your landscape clippings or for you to dispose of an old appliance or moving boxes. This dumpster was approved by the Board for weekend residents who are not here for Monday trash pickup. 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 Torreón. In the past years, several bears have been killed by Game and Fish after returning to Torreón 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 for. The Board of Directors and your neighbors thank you in advance for your cooperation.



Illegal dumping at the Community Dumpster continues

Service Reminders

Your trash and recycling collections takes place every Monday.

- ▶ Place your recycling and trash container at the curb line the day of collection, before 6am.
- ▶ Place your containers at least 2-3 feet apart.

The Arizona Department of Game and Fish Department recommends all residents keep all garbage cans inside enclosures such as your garage until trash pickup day. Leaving garbage out over night is an invitation for bears to roam throughout Torreon. Many garbage cans have been turned over with garbage scattered all over the street in the past. The burden of cleaning this mess up is on your Association. The Association has provided a dumpster 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.

2015 excess trash dates

- ▶ March 2, 2015
- ▶ May 4, 2015
- ▶ July 6, 2015
- ▶ September 7, 2015
- ▶ November 2, 2015

Excess trash must be bagged, boxed or bundled. Each garbage bag can weigh no more than 50 pounds and items should be no longer than four feet long (bound if there is more than one item). Place excess next to your container on your regular trash pick-up day.

Acceptable Recycling Items

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

***Service questions?
(928) 532-4005***

Snow removal operations

When snow is removed from the road, the snow plow operator has to pile it as far off the shoulder as possible to protect the road surface and make room for traffic and more snow. The plowing operation creates a "snow berm." It is impossible to plow and not leave a berm. Please do not shovel the snow back onto the street.

Heavy snowfall disrupts daily living. Dealing with it can be frustrating for everyone. The snowplow crew will do their best to minimize any inconvenience and, if necessary, plowing crews will work around the clock. What you can do to help:

- ▶ Do not park your motor vehicles on the roadway. The HOA is authorized to tow any vehicles parked on the roadway.
- ▶ For your safety, keep driving to a minimum during a snowstorm unless necessary.
- ▶ It is recommended not shovel snow from your driveway street edge until the street has been completely plowed back to the edge of the road to prevent you from shoveling the driveway edge twice.
- ▶ When a snowplow is working in the community it has the right of way. Please use caution.



TORREON

TORREON COMMUNITY ASSOCIATION

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

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2015 MEETING SCHEDULES

NEIGHBORHOOD ELECTED OFFICIALS MEETINGS

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

January 9, 2015 • April 10, 2015

July 10, 2015 • October 9, 2015

BOARD OF DIRECTORS MEETINGS

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

January 16, 2015 • April 17, 2015

July 17, 2015 • October 16, 2015

Torreon Community Association

ANNUAL MEETING

Saturday, Sept. 26, 2015

at 10:00 AM in the Club Pavilion

Torreon Golf Casitas

ANNUAL MEETING

Saturday, Sept. 26, 2015

at 9:00 AM in the Club Pavilion

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