

TORREON OUTLOOK

Winter 2016

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

Administrative Assistant
scase@hoamco.com

Cheryl Charlton

Receptionist
ccharlton@hoamco.com

Rick Thornburg

Architectural Coordinator
showloware@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

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 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 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

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

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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.

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 Torreón email blast coming out in May. No bags will be picked up after June 15th. NO EXCEPTIONS

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.



... **American Flag etiquette states** that the flag should be properly illuminated at night and taken in during foul weather.

... **the Torreón 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.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

... **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 Torreón 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

Hope everyone had a great holiday season. With the rain and snow fall, the season should be great in reducing the fire danger in greening things up. I look forward to working with Dave Penrod and completing more projects this year. We have had a number of roadways needing repair or replacement due to weather, heavy trucks, and just wear and tear. I also look forward to all of the events that take place on the mountain. With the increase in moisture, the planners should have an easier time of counting on outdoor areas to be fire safe. The last newsletter, I encouraged everyone to shop local when possible. By doing this, it helps sustain our community standard of living, which is pretty darn good! I am also proud to say that Dave Penrod and I have been able to get the HOA annual meeting date changed to July 16th of this year. Previously, it was always in late September. I feel this will give the developers more opportunity to attend as well as more residents have an opportunity to attend as well and voice their opinion. Don't forget the monthly speakers breakfast held at the club. This event is for our homeowners to hear some dynamic community members as well as a chance to meet new neighbors and socialize. This is also election year for representation on our neighborhood elected officials board also known as the in the NEO's. There's also two resident positions on the HOA board that are also being up for election. You'll hear more on this from Dave Penrod and he will be sending letters out. I look forward to seeing everyone soon up on the mountain.

Regards, George Rutter



Duane Black

Duane Black

We have people in Neighborhoods and Communities who always complain but don't go beyond that. If you all have an issue, please take responsibility. So my request would be of you to please take responsibility to be part of the solution. Just complaining, not being willing to leave your name, and not being willing to take a photograph or a license plate or whatever won't solve our problems. Step up! Be a part of the solution. Help these guys [George and David] and me do our job. I've worked with a lot of HOA's and these guys [David and George] are phenomenal! You guys are very fortunate to have people in leadership to take the kind of responsibility that George does as a volunteer and that David does as an employee to see that this is a great community..

Sincerely, Duane Black

TORREON Community Association

2015 Annual Meeting – MINUTES

September 26, 2015

George Rutter called the 2015 Annual Torreon Community Association meeting to order at 10:00 a.m.

The Minutes of the 2014 Annual Meeting were unanimously approved at the January 16, 2015 Board meeting.

Mr. Rutter introduces the current Board of Directors. Mr. Rutter invites Board Member Duane Black to come up and say a few words then turns the meeting over to Association Manager David Penrod.

MANAGEMENT COMPANY UPDATE was presented by Community Association Manager David Penrod. Mr. Penrod thanked all the 2014 2016 Neighborhood Elected Officials for their service. Mr. Penrod then gave an overview of the many repairs and improvements that have been made in the community. Road repairs were completed in the spring/summer. Additional fall road repairs will begin next week such as asphalt patching on Redtwig, the intersection of Sugar Pine Way and Ginnala and various other locations throughout the community. Golf Villas I landscaping improvements; forty seven tons of Table Mesa Brown Rock was added last year replacing the woodchips that blow away and several plants/trees were added or replaced. New telephone units were installed at the gates of Cardinal Landing and Rendezvous I. New gate operators at Trailhead entry and exit gates. Mr. Penrod is pleased to report that we now have protection bollards at all the gates to protect the costly gate key pads at the gate entrances. New lake and stream pump at EV2 location [Little Leaf area]. The old pump quit working. New lake and stream pump at EV3 location [Paint Brush area]. This pump took a direct hit by lightning. When a pump goes down it can take several months to get a new one. These pumps are not something we can go buy off the shelf at a local store as they have to be built to the specific head pressures and tolerances of the designed water way. The Association renewed the Street Light maintenance Agreement with the City of Show Low regarding the street lights to insure timely repairs along Summit Trail. Community dumpster issues have improved this year. Please remember 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 pick up the dumpster is available; so hopefully this will help keep the bears out of Torreon. 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. Speeding in Torreon has been and continues to be a problem. Owners are asked to slow down and stop at all stop signs. If you rent out your home, have your tenants review the governing documents as part of the rental process. Violation of the governing documents by the tenants is ultimately owner responsibility. Owners need to do their part to insure the tenants understand the rules as this benefits everyone. On the forest boundary fence on the south and west side of Torreon we are averaging 5 7 fence cuttings a month at different locations on the fence line during the summer months. ATV owners are cutting the fence to access the National Forest to ride their ATVs. These actions cost all of the homeowners to have the sections of the fence repaired that have been cut. There are several roads close to Torreon for riding ATVs. The Association is working with the Forest Service to provide a map of all close proximity roads and trails near Torreon that allow ATVs that will be distributed to all the owners once we have received confirmation.

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 12, 2015 there are currently 0 homes in design review, 10 homes under construction and 783 completed homes for a total of 793 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, 2015 was reviewed. The Golf Club refunds fifty percent of

the bad debt that has been written off by the Board. In the future the financial packet will reflect a line item showing Golf Club refunds for bad debt.

DEVELOPER UPDATE

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

George Rutter mentioned that the Board is looking at renewing the Corder Security Contract. There was an increase of 150 in number of incidences so far this year than last year.

OPEN FORUM

The floor was opened up for open forum and the membership afforded the opportunity to ask questions and/or address concerns. There were approximately 45 members in attendance. There were several door prize drawings throughout the meeting. Member had to be present to win. Some of the door prizes consisted of the following: Golf for four, lunch for two or dinner for four – all in which were courtesy of the Torreon Club.

- ▶ Several owners had concerns with speeding throughout the community. Speeding in Torreon has been and continues to be a problem. It is residents that are speeding. Owners are asked to slow down and stop at all stop signs. Owner request asking everyone for their cooperation in helping to police ourselves, as we are all adults
- ▶ Rentals: There are some trouble areas. If you rent out your home, have your tenants review the governing documents as part of the rental process. Violation of the governing documents by the tenants is ultimately owner responsibility. Owners need to do their part to insure the tenants understand the rules as this benefits everyone.
- ▶ Kids driving Golf Carts/ATVs that are not suppose to be.
- ▶ Report of Club workers not reporting kids on Golf Course. Association Manager David Penrod will talk with Golf Club General Manager Ryan Lanzen.
- ▶ Owner heard gun fire on west side on Forest Service. Gun fire is legal if 440 yards [¼ mile] of any occupied structure is legal.
- ▶ If have a problem in your Neighborhood, inform

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your NEO Representative, HOA Manager and Corder Security. It takes a team effort. NEO Representatives should be at all NEO and breakfast meetings representing their neighborhoods.

- ▶ There were several owners that were very disappointed that the developer representatives are not here today. Owners requested the developer be at the meeting to make a presentation on the status of the Club and be able to answer questions about Torre Lakes, etc., instead of a report that was handed out. So request the developer be invited to make a presentation and to field

questions at HOA meeting; preferably one were you would expect a good attendance.

- ▶ Last winter there were a number of break ins. Is there any thought about mounting any kind of video/recording cameras at the entrance gates that could record license plate numbers. Association Manager will take owners request to the Board.
- ▶ There was a suggestion of forming a Neighborhood Watch Program. Several owners' response is that they like that we have Corder Security Patrol here as they do a lot.
- ▶ There was an inquiry on the status update on

drainage issues at Golf Villas I. The Association Manager has a meeting with Insurance Company on the Monday following the Annual Meeting regarding the drainage issues at Golf Villas I. Information will go the Board.

- ▶ Association Manager is doing a great job!

There being no further business, the meeting was adjourned at 11:08 a.m.

Board of Directors Election

“Please help me in thanking George Rutter and Duane Black for their time and dedication to your community the past two years while serving as resident Board of Directors.”

Two openings will be available on the Torreon Community Association Board of Directors. The two candidates receiving the greatest number of votes will be elected to the Board of Directors for a two year term on September 2, 2016 at a Special Meeting of the Neighborhood Elected Officials.

This election is for (2) two resident Board of Director Positions.

Per the Torreon CC&Rs, an election will be held in September to elect two of the five

Torreon Board of Directors. Such board members shall serve as At Large Directors and shall serve a term of two years.

The Board of Directors meets quarterly on the third Friday of that month. The meetings are held at the Torreon Clubhouse at 10:00 AM. The Torreon Community Association Board of Directors oversees the common areas of the community such as entrance gates, private roads, the management company and community patrol. The Torreon Golf Club and its surrounding amenities are separate from the Community Association and are not governed by this Board of Directors.

If you are interested in serving on the Board of Directors, please look for the Statement of Interest form mailed in July deadline to return is August 1st.

ARCHITECTURAL REVIEW COMMITTEE UPDATE

As of February 10, 2016 there are 2 homes under design review, 10 homes under construction and 788 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.

2016 ARC Meeting Dates

HOAMCO Conference Room at 9:30 AM

January 8, 2016	May 13, 2016	July 22, 2016	October 14, 2016
February 19, 2016	May 27, 2016	August 12, 2016	October 28, 2016
March 11, 2016	June 10, 2016	August 26, 2016	November 11, 2016
April 8, 2016	June 24, 2016	September 9, 2016	December 16, 2016
April 29, 2016	July 8, 2016	September 23, 2016	

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

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.

2016 excess trash dates

- ▶ March 7, 2016
- ▶ May 2, 2016
- ▶ July 4, 2016
- ▶ September 5, 2016
- ▶ November 7, 2016

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*

If a scheduled collection day falls on a holiday or the day after, collection may be delayed one day.

Service questions? (928) 532-4005

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 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 for. The Board of Directors and your neighbors thank you in advance for your cooperation.



Illegal dumping at the Community Dumpster continues

*The 2014 – 2016 Neighborhood Elected Officials are listed below.
Please help me thank these great volunteers for their time and
dedication to your community.*

TORREON COMMUNITY ASSOCIATION ELECTED OFFICIALS 2014–2016

HOMESTEAD I	Laurie McCain	laurie@lauriemccain.com
HOMESTEAD II	Stephen Fuller	sfuller@dsfaz.com
HOMESTEAD III	Randy Murdoch	bagpipegolf@verizon.net
HOMESTEAD IV	Thomas Bailey	teb41687681@cox.net
RENDEZVOUS I	Tom Peck	trpeck12@gmail.com
RENDEZVOUS II	Frank King Jr.	frankandleanne@yahoo.com
RENDEZVOUS III	Terry Jacobson	tj.tj@att.net
RENDEZVOUS IV	Boyd Votens	votens19thhole@cableone.net
TRAILHEAD	Linda Heinz	idzn4u@cox.net
TOLLGATE	William Chleborad	William.Chleborad@gmail.com
GOLF VILLAS I	George Rutter	grutter3@gmail.com
GOLF VILLAS II	John Barton	jsbarton59@gmail.com
CARDINAL LANDING	Dick Murphy	rlm4637@gmail.com
GOLF CASITAS	Vacant	Vacant
THE LODGES	Steve Wacker	steve@wackerwacker.com
MOUNTAIN HOUSES	Carter Froelich	carter.froelich@dpfg.com
TORREON MEADOWS	Rick Cassidy	rcassidy@therggroups.com
TORREON WOODS	Vacant	Vacant

“Each Neighborhood shall elect a Voting Member who shall be responsible for casting all votes attributable to Units owned by Class “A” Members in the Neighborhood on all Homeowner Association matters requiring a membership vote. In addition, each Neighborhood shall elect an alternate Voting Member who shall be responsible for casting such votes in the absence of the Voting Member. The Voting Member and alternate Voting Member from each Neighborhood shall be elected on an annual basis.”

“Each Member who owns a Unit within the Neighborhood shall be entitled to cast one vote per Unit owned. The candidate who receives the greatest number of votes shall be elected as the Voting Member, and the candidate receiving the next greatest number of votes shall be elected as an alternate Voting Member. The Voting Member and the alternate Voting Member shall serve a term of one year and until their successors are elected; it being understood that voting Members may serve more than one term.”

As the Board of Directors changed the term from one year to two years, Voting Members and alternate Voting Members (aka “Elected Officials”) elected this year will serve until the next election in June, 2018. The Elected Officials meet quarterly per year prior to the Board of Directors’ meetings in January, April, July and October on the second Friday of that month. The meetings are held at the Torreon Clubhouse. **NEO Statements of Interest will be mailed out to each owner May 12th deadline to return is June 9th.**



TORREON

TORREON COMMUNITY ASSOCIATION

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

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2016 MEETING SCHEDULES

NEIGHBORHOOD ELECTED OFFICIALS MEETINGS

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

January 8, 2016 · April 8, 2016

July 8, 2016 · October 14, 2016

BOARD OF DIRECTORS MEETINGS

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

January 15, 2016 · April 15, 2016

July 15, 2016 · October 21, 2016

Torreon Community Association

ANNUAL MEETING

Saturday, July 16, 2016

at 10:00 AM in the Club Pavilion

Torreon Golf Casitas

ANNUAL MEETING

Saturday, July 16, 2016

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.*