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


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

December 2014

CONTEST WINNER ANNOUNCED

- by Lorna Sills

Congratulations to Michelle Murphy of Apache Avenue for her winning submission in the "Name Your Newsletter" contest. It was a tough decision for Newsletter Committee members, with 39 entries received. Thank you to all the PDSPOA residents for their clever suggestions and to Board of Directors member Shawn Braddock for donating a

gift certificate to the winner. As you can see, Michelle's name suggestion of "Roadrunner" is already in use! 



THE GREATER ROADRUNNER

- by Gabrielle LaFargue

The greater roadrunner (*Geococcyx californianus*) is a long-legged bird in the cuckoo family, Cuculidae, sharing the title with Yellow and Black Billed Cuckoos and Anis. The Latin name means "Californian earth-cuckoo". This roadrunner is also known as the chaparral cock, ground cuckoo, and snake killer.

Roadrunners have 4 toes on each foot; two face forward, and two face backward. They are brown in color and have pale gold spots. The breeding habitat is desert and shrubby country in the southwestern United States and northern Mexico. The greater roadrunner nests on a platform of sticks low in a cactus or a bush and lays 3–6 eggs, which hatch in

20 days. Both parents build the nests, incubate and tend the young. The chicks fledge in another 18 days. Pairs may occasionally rear a second brood.

This bird walks around rapidly, running down prey. It feeds mainly on small animals including insects, spiders (including black widows), tarantulas, scorpions, mice, small birds and especially lizards and small snakes. Venomous serpents, including small rattlesnakes, are readily consumed. It's not unusual to see two roadrunners hunt prey cooperatively – one bird distracts the victim while the other sneaks up and pins its head (next page)

and then kills the prey by holding the victim in its bill and slamming it repeatedly against the ground.

The roadrunner spends most of its time on the ground, and can run at speeds of up to 20 mph.

Cases where roadrunners (next page)



have run as fast as 26 mph have been reported. This is the fastest running speed ever clocked for a flying bird.

References: Wikipedia


Sibley Guide to Bird Life and Behavior 




Holiday Traditions

- by Cathy Avila

In many Hispanic families Christmas Eve is all about making tamales. My "mother in love" Dora taught me early in our marriage how to make them, and so our children (now adults) always look for them at Christmastime, and are carrying on this holiday tradition. They are delicious and just take some time to prepare for and assemble. Here's a basic recipe- Cook and shred seasoned roasts, either pork or beef, but chicken and leftover turkey can also be used for the meat variety. I buy the corn meal masa already mixed at a tortilleria, like Chico's on Fry Blvd, called masa preparada. Ten pounds would make about 8 dozen tamales, depending on size. I flavor the dough with a bit of stock and red chili sauce, but don't use much~ the dough shouldn't be too wet/runny. After soaking the corn husks


(hojas) in warm water, slightly dry them and separate...you are ready to assemble the tamales! Spread some masa dough from top to bottom and side to side of a husk using the back of a large spoon/add some meat and a green olive if you like/fold the edges over to the middle, and the bottom up. You can also tie them. Cook them by steaming for 45-60 minutes either in a kettle, pot, or crockpot lined on the bottom. Do check for water presence in the kettle, and add as needed, being careful of steam. You don't want to burn your tamales! Without flavoring the dough, you can make sweet tamales by filling with cinnamon, apples, raisins, dates or figs. Feliz Navidad! 

SECRETARY NEEDED

The PDSPOA Board continues to look for a person to fill the position of Secretary. This person need not be a Board member. The main duties include, but are not limited to, attending the monthly meetings of the Board of Directors and Officers, and to write a summary of the proceedings prior to be presented to the Board. Preparing correspondence to parties outside of the Association may also be part of the duties. Please consider volunteering your services. 

Contact: roxannamcginis@gmail.com

OCTOBER PHOTOS

Several members correctly identified the pictures from the Oct. newsletter: The waterfall on Carr Peak and Brown Creek as it crosses under Equestrian Ave. The water was flowing so fast across the Multi-use path at times that walkers and bikers had to take alternate routes. We had as much as 20" recorded on our rain gauge from July 1 through mid-September. As I hike through the canyons of the Huachucas, there is still plenty of water tumbling over the rocks. We should have a wonderful wildflower bloom come spring. 

BOARD OF DIRECTORS


Roxanna McGinnis - President	(406) 214-7339	roxannamcginnis@gmail.com
Vacant - Vice President		
Ted Pahle - Treasurer	(520) 803-7398	suspop@earthlink.net
John Avila - Director	(520) 803-1522	falconfan1947@gmail.com
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PDS POA OFFICERS

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

NOTE FROM THE PDS POA TREASURER

- by Ted Pahle

Thanks to all who have paid their \$50 annual assessment for the current year. We only have 5 properties who have not yet paid. Unfortunately, these may be due to the owners not providing a current mailing address if they are no longer residing in their PDS POA home. We urge you to notify us of your most current mailing address by calling Ted Pahle (520) 803-7398 or at: pueblodelsolpoa@gmail.com 

ROADRUNNER COMMITTEE

- by Gabrielle LaFargue

Thank you to those people who submitted articles for this edition of Roadrunner. Let us hear from **you**. If you would like to send kudos to the committee, we can handle that, too. We are always looking for submissions of thought provoking issues as well as photos, animal sightings, local stories, etc. **The deadline for the February**

edition is January 31, 2015. Send your comments or articles of 400 words or less to: gjlafargue@gmail.com



I DON'T WANT TO BRAG OR ANYTHING, BUT I CAN
STILL WEAR THE SAME EARRINGS I WORE IN HIGH SCHOOL



Early morning moonset over the Huachucas November 7, 2014



While most of us are getting our much needed 40 winks, creatures of the night are on the move. For those of you who have motion detection cameras you might see a raccoon or two, but also a skunk, javelina, deer, rabbits, owls or hawks searching for their midnight snack.



IT'S A WONDERFUL DAY IN THE NEIGHBORHOOD
(WITH APOLOGIES TO MR. ROGERS)

- by Ursula A. Hollis

With the holidays approaching, it's time to spruce up our beautiful neighborhood. Mostly we do a very good job in keeping our properties looking great. A suggestion to the few reluctant owners or renters: kindly keep your front yards trimmed. Tall grass and weeds don't enhance your property or add curb appeal. In fact, they are a fire hazard. Your neighbors will appreciate your effort.

Yes, it takes time and effort to keep things looking good. I don't always want to cut the grass and trim the trees. And oh, the awful mistletoe – what a chore to take it down. Most of the time I am rather challenged to reach the branches that are host to the offending growth. Many of you have seen me climbing the trees, propping up my ladder and using my trusty saw.

Scrapes and bruises are my battle scars, signs of a fruitful workday. Don't think this yard work came easy to me. I learned by watching my neighbor,


asking questions and most of all, not whining too much. Right, Larry?!

I struggled until I finally got the “hang” of it. Yes, I did fall out of a tree and landed, not softly, in the bottom branches. My pride was a little hurt and my derriere sore.....

Do I enjoy yard work now? Most of the time. My motto is: If at first you don't succeed, don't give up. Try again.

If you truly cannot do your own yard work, you have options. Hire someone or enlist the help of your offspring if they live in the area. Just an hour a day in the summer would be a great start. Maybe you don't know where to start? I know a few little (or not so little) old ladies who wouldn't mind helping you out. You might think of them as the League of Little Old Ladies. They are good at giving helpful hints and know how to use garden tools! (next page)

So, let's get with it and join the ranks of hardworking folks to keep our neighborhood beautiful. The exercise and fresh air will do you good, the scenery

is spectacular and you will have a sense of satisfaction in a job well done. Your neighbors will appreciate it too. Good luck! 

LONG AGO, WHEN MEN CURSED AND BEAT THE GROUND WITH A STICK, IT WAS CALLED WITCHCRAFT...TODAY IT'S CALLED, **GOLF**.




A TIME FOR ACTION

- by Peter Dodge

During our stint as Community C,C&R (Covenants, Conditions and Restrictions) Compliance officers, Sam Schechter and I gradually became aware of what seemed to be a remarkable number of junk vehicles tucked away throughout the community. So, we conducted an audit to assess the situation and its impact on the quality of life and property values in our community. We were astounded to find a total of 34 such vehicles rusting away on 19 properties. We had learned from our C,C&R compliance experience that junk vehicles pose special dangers for us all; as they rot on their pins, they become not only eyesores, but magnets and shelter for undesirable wildlife such as snakes and rodents which in turn draw other scavengers, leak petro-chemical fluids into the ground and eventually the water table and often seem to be the centerpieces for generally junk littered properties. In sum, they adversely diminish the property values of contiguous property owners and the overall desirability of this community. Also, please keep the ratios here in mind: every owner having these vehicles and other "stuff" on his property is directly diminishing the property value of at least four other property owners....those on either side and in front of and behind the offending property, and then, to some unmeasurable extent, outward.

Let's be clear on one attendant issue here. We are talking about inoperable vehicles that some property owners are treating and thus defining as **junk**. We are **not** talking about lots with vehicles owned by vehicle restoration hobbyists operating within an enclosed workshop/garage.

Given the pressures of time and an Association agenda already crowded by a C,C&R rewrite gestation and approval process, seeing to the elimination of fire fuel accumulations throughout the Community, and day-to-day Association business, Sam and I were unable to begin the compliance process with regard to junk vehicles before leaving office, but we did not and do not want our audit effort to be wasted and an opportunity to rid the community of a plague of junk motor vehicles, **specifically forbidden by paragraph 11.g our C,C&R's**, lost. Thus we submitted a **Members' Complaint** to our Association Board of Directors (BOD) specifying the offending properties on 8 September 2014. The resulting inaction has been as curious as it is astonishing and makes one wonder why this community is not enjoying the fruits of its modest and balanced set of C,C&R's. 

A RESPONSE TO THE OCTOBER TREASURER'S TIDBITS

- by John Avila

“THOSE THAT FAIL TO LEARN FROM HISTORY ARE BOUND TO REPEAT IT”

Winston Churchill

To calculate the association's annual assessment per property requires establishing an operating budget to be divided equally among 346 properties. For example, a budget of $\$19,722 / 346 = \57 annual assessment per lot.

The Board of Directors (BOD) in 2005/06 discovered the annual assessment of \$25 was insufficient to meet our operating budget. By a vote of the membership the assessment was raised to \$45. The \$45 assessment continued through June, 2008. At this time our Money Market account contained approximately \$22,000. Beginning in July, 2008, the new BOD decreased the assessment to \$30. This new assessment brought in \$10,380 against a budget of \$17,790, creating a deficit of **- \$7,410**. In 2008/09 the BOD **again** dropped the assessment, this time, to \$25. This newly reduced assessment brought in \$8,650, against a budget of \$19,650, creating **another** operating deficit of **- \$11,000**. The deficits resulted in a depletion of our Money Market account. Beginning in July 2010, a new BOD began raising the assessments to achieve a financially responsible level.

What does the IRS consider to be “excess” funds? According to a conversation with the IRS, it is income generated from an association's profit making amenities such as golf courses, restaurants, swimming pools, tennis courts, riding stables, water sports, fishing, beaches, parks, etc. In our case we have no such amenities. Therefore, according to the IRS, our Money Market account was not generated from profit making activities, and is not “excess”.

Our maximum annual assessment of \$50 should have been raised regularly to keep pace with inflation. This would have allowed us to raise regular annual assessments to cover our actual costs of operations. Those costs must include reserve accounts to pay for major maintenance and equipment for our association office, as well as reserves for extraordinary maintenance of our common areas. We also need funding available for litigation in cases of assessment collection, and CC&R enforcement. The \$22,000 balance in our Money Market account should have been properly used to fund the reserve and litigation accounts, rather than spent as “excess” funds. Depleting the Money Market account in this manner was not in the best interest of our association.

“Trust but verify.” - Ronald Reagan



PDS POA COMMITTEES

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

* Environmental Control Committee

** State sponsored activity



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DIRTY SNOWBALLS

recipe from the kitchen of Erescene Johnson-Stokes.

½ C. DRIED DATES, PITTED, ½ C. FLAXSEED MEAL, ¼ C. RAW CACAO POWDER,

¼ C. ALMOND BUTTER, ½ C. CINAMMON, ZEST OF 1 ORANGE, JUICE FROM ½ ORANGE, ½ C. UNSWEETENED SHREDDED COCONUT, a pinch of SALT.

Place dates in bowl, cover with water and soak for 30 min. Drain and place in food processor with other

ingredients except coconut. Blend until it clumps together. With a tablespoon and damp hands, roll into 16 balls. Spread coconut on plate and roll balls in coconut. Serve on platter.

QUICK, DIRTY, DECADENT, DELICIOUS

(20 MINUTES –FLAT!) (Oxygen magazine) 