

# TORREON OUTLOOK

Winter 2014

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

*Visit our WEBSITE*

[www.torreoncommunity.com](http://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

In this fast-paced, stress-filled world we often don't create the opportunities that we need in order to get to know our neighbors. Good neighbor relations are the foundation of every strong community. If we want to create a better community then we have to break free from the bonds of isolation. We must reach out to our neighbors and let them know that they matter and that we care. If we do that, even in the most seemingly insignificant of ways - like a wave as we pass on the street - then we are moving toward a better community and a better way to live.

The benefits of knowing, being friends with and trusting your neighbors signify more than just having a safe place where your kids can play or good people to plan barbeques and social events with. It also means you have added protection when it comes to your home, neighborhood and community. Neighbors are the people closest to your home and getting to know them can be beneficial. If there are ever suspicious activities around your home, your neighbors will be the first to see and will more readily contact you if you have a relationship with them.

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 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.

## Please Pick Up After Your Pet

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

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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. Thank you for your cooperation!

## 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 pristine. Look for more details in the Torreón email blast coming out in May.

If you are not receiving our email blasts 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 email blasts are not making their way to our owners.

## Rules and Regulations regarding the Golf Course

We are seeing an increase of traffic from personal vehicles on the two golf courses. Some of our members are using the cart paths as a short cut to another home or to the Cabin Restaurant. Others are using the cart paths, and now the fairways and greens to joy ride. Homeowners are also allowing their children to play in the sand bunkers and use the golf course for soccer and other sports. The golf course should only be used for an official round of golf, registered through the Golf Pro Shop. Any other use of the golf course is considered trespassing. Due to the increased traffic and the recent abuse to the golf course we have no other choice but to involve the police, prosecute the abuser and confiscate the vehicle. We do promote walking the golf course before 7:00 am and after 7:00 pm. It is important to follow this time frame to protect you from an errant golf ball. Please help us with this by abiding by these easy rules. We appreciate your support.

Joe Long  
General Manager

# DID YOU KNOW...

- ... **the lowest recorded temperature** in Show Low was -25°F in 1971.
- ... **Show Low averages approximately** 18.3 inches of precipitation per year.
- ... **the Torreón Community Directory** is now on the Community Website: [www.torreoncommunity.com](http://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.
- ... **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](http://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](http://www.torreoncommunity.com) website.

## TORREÓN ATV/UTV RULE

The following new rule regarding ATVs/UTVs on Torreón 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](http://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.

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# A Message from your TORREON RESIDENT BOARD OF DIRECTORS



*George Rutter*

## George Rutter

Welcome to 2014. I sincerely hope everyone had a safe and prosperous Fall and holiday season. This year is already moving fast and I am trying to keep pace with everything going on. It is very encouraging to see all the new homes being constructed in our community. Let's hope that this trend continues and we can continue to attract new owners and members. The fire hydrant inspection program continues to improve and the entire Torreon community should be completed by the time everyone arrives for the summer. If there is a hydrant in your area that is still painted only yellow, please let us know so we can get with the Show Low Fire Department and get the hydrant tested and inspected. The various colors of blue, green or silver indicates the amount of water flow and pressure that comes out of the hydrant. The color indicates to the fire personnel how to set the pressures on their trucks when responding to a fire. Speaking of fires, the winter snowfall in Show Low has been minimal and with the lack of moisture, we ask everyone to help do their part in maintaining a fire safe environment. If you need ideas or have questions, please call the Show Low Fire Department at 928-537-5100.

We are also starting early on our roadway safety campaign. Please remember to keep your speeds down to 25mph and always watch out for pedestrians, especially the kids, who tend to sometimes dart out of nowhere. Additionally, Torreon community rules do not allow children to drive motorized vehicles, that are not licensed operators. Also, please keep in mind that when you are visiting public areas like the Hoamco office or the clubhouse, that private carts, ATV,s, etc, should be parked in parking spots and not all over the lawns. The club and the HOA expend a lot of money to keep the place looking first class.

Mr. Dave Penrod, our Association manager is working on a full slate of speakers for the summer breakfast meetings. Dave will be posting these dates and times. I am excited for the summer season to get here and look forward to seeing everyone once again. If I can be of any assistance, please notify me at heresus@msn.com. See you all soon!

*George Rutter*



*Steve Phillips*

## Steve Phillips

I hope 2014 is off to a good start for each of you!

My wife, children & I live in Phoenix and we've owned a home since 2008 at Torreon that we use frequently around the year – summer and winter. We greatly enjoy Torreon and its incredible resources.

My fellow volunteer director, George Rutter, and I attended the January Board of Directors meeting of the Torreon Community Association. There were a number of items that were discussed that are of interest to the residents of Torreon:

- ▶ A community dumpster is located close to the storage sheds by the 60 entrance. It's intended for household waste, primarily for weekend residents who are not at Torreon for Monday's trash collection. Some residents have been dumping furniture, light construction waste etc., which results in additional disposal expense to our community. If you have non-household waste that you need to dispose, please check in with Dave Penrod, who can advise you on alternative disposal methods.
- ▶ Between 12/30-12/31/13, two Torreon homes were broken into. Local police believe they have caught the responsible individuals. While Torreon is relatively crime free and the Association operates a regular neighborhood security patrol, this seems to be a good time to remind all residents that we are each responsible for the security of our own properties and if you

do not have a monitored security system, consider installing one. Also if you see any suspicious activity in your neighborhood, please report it to the Police or security patrol.

- ▶ All Terrain Vehicles (ATVs). There were a small number of incidents in Torreon last year of ATVs being driven unsafely or by underage drivers. Please note that ATV drivers need to comply with Arizona law relating to licensing, registration and vehicle safety guidelines. Additionally, no person under the legal age requirement is permitted to operate an ATV on the Association's roads or common areas or operate an ATV within the common areas in a manner that may endanger any other person or damage any home.

Construction is now underway for the access road between recently annexed Torre Lakes and the existing Torreon community. Home construction is scheduled to start later this year in Torre Lakes, now renamed Torreon Lakes. It's a positive sign of the continued investment and confidence that our community developer, Desert Troon, has in Torreon.

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

Sincerely, *Steve Phillips*

# TORREON Community Association 2013 Annual Meeting – MINUTES

September 28, 2013

Gary Elbogen, *Association President*  
Justin Scott, *HOAMCO Chief Executive Officer*  
George Rutter, *Board Director*  
Steve Phillips, *Board Director*  
David Penrod, *Association Manager*  
Suzy Case, *Recorder*

## Not in Attendance:

Daniel Hammons, *Treasurer*  
Chris Hill, *Board Director*

There were approximately 53 guests/members in attendance.

Justin Scott, HOAMCO CEO, called the 2013 Annual Torreon Community Association meeting to order at 10:15 am. Mr. Scott welcomed everyone in attendance and stated that the most up-to-date financial statement as of August 31, 2013 was available. Mr. Scott then introduced and

turned the meeting over to Association President Gary Elbogen. Mr. Elbogen stated that the Board approved the 2012 Annual Meeting Minutes at the January 18, 2013 Board meeting. Mr. Elbogen introduced the current Board of Directors. Mr. Elbogen then called upon both George Rutter and Steve Phillips to say a few words. This is both Steve's and George's first year on the Board.

**MANAGEMENT COMPANY UPDATE** was presented by Community Association Manager David Penrod. Mr. Penrod gave a brief overview of repairs that have been done and improvements that have been made in the community. Mr. Penrod also thanked the NEO for their hard work and efforts in representing their neighborhoods and their commitment to their community. Mr. Penrod goes on to mention that as your

community manager, he has witnessed the value of holding high expectations for himself, staff and the community. It takes a team working towards a common goal to achieve great things. The Torreon Community is truly the premium community in the White Mountains and he is honored to be your community manager.

**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, 2013 there is currently 1 home in design review, 8 homes under construction and 752 completed homes for a total of 761 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** was presented by Justin Scott, HOAMCO CEO. The financial information through June 30, 2013 was reviewed in great detail.

**DEVELOPER UPDATE** was presented by Gary Elbogen, Association President. Summit Development Company continues to be bullish on Torreon despite the rocky economic climate. The Developer has taken action in the last three years of pursuing the repurchase of property in The Woods, The Meadows and The Casitas. As of December 31st of last year we have finally completed those acquisitions. From our perspective it is getting the property back under our control so that we can continue our vision of Torreon. The property is currently sitting as inventory for us. As far as the purchase of The Meadows, we're also using that as a link to Torre Lakes. We have plans in process now to provide a connection into Torre Lakes through The Meadows. It's our anticipation in the summer of next year to annex Torre Lakes into Torreon so that it will become a part of Torreon. The Developer built a spec

home last year and sold it. They have two other spec homes that will be going under construction here shortly. They feel that the market has stabilized and feel that the property is healthy on the HOA side. We have a good Board and have a great group of volunteers on both the Board side and the Architectural Review. All of the community involvement is greatly appreciated by the Board. We believe Torreon is the premiere community in the White Mountains. We are here for the long haul. The club is here for the long haul. A lot of changes were made to the club this past summer.

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

- ▶ The minimum on square footage when building would depend on the neighborhood in which one is building.
- ▶ Cross marketing is done to advertise the community and the club.
- ▶ There are a lot of pine trees dying. Several notices were sent out to owners to inform them of dead trees on their lots. If an owner sees a dead tree they can contact the Association. If an owner notices a dead tree along the Golf Course they can contact Joe Long.
- ▶ Speeding has been an ongoing issue within the community. It is not just kids, it is also the adults.

This has been a problem and the Association has been trying to address it by placing speed bumps and signage. Owners need to do the right thing and follow speed limits. Summit Trail is the jurisdiction of Show Low.

- ▶ In Torre Lakes, it is not clear if the old homestead that backs Cardinal Landing will be preserved. Chris Hill is handling that with respect to the Architectural. Mr. Elbogen will follow up with Chris Hill.
- ▶ Golf Club Memberships will be made available to the new properties in Torre Lakes.
- ▶ The cart paths are a constant issue. We are looking to experiment with a new process to see how it holds up in an area near the #11 tower and to see how it wears through the winter so will know whether or not to take that process through the balance of the Golf Course.
- ▶ The fences will come down between the Torre Lakes and Cardinal Landing properties when the current activity is completed.

There being no further business, the meeting was adjourned at 11:15 am.



## Torreon ARCHITECTURAL GUIDELINES

At the Board of Director's meeting on January 17, 2014 the following modification to the guidelines was approved.

**Section 3.2 Preservation of views:** This section of Torreon Architectural Guidelines was removed in its entirety.

### ARCHITECTURAL REVIEW COMMITTEE UPDATE

As of February 18, 2014 there are 4 homes under

design review, 14 homes under construction and 755 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 investment 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 Cheryl Charlton, Receptionist at [ccharlton@hoamco.com](mailto:ccharlton@hoamco.com).

**Torreon Architectural Design Guidelines** are posted on the Torreon Community Website at: [www.torreoncommunity.com](http://www.torreoncommunity.com)

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*You're Invited – Mark Your Calendar*

## **9th Annual HOMEOWNER'S BREAKFAST FORUMS**

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

- Saturday, May 17th** *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 21st** *Speaker:* Speaker- to be determined.
- Saturday, July 19th** *Speaker:* Speaker- to be determined.
- Saturday, August 16th** *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.*



# Recycling Calendar

Circled days are recycle days  
Trash pick up is always on Monday

## 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*

## 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 day March 3

## April

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			

## May

S	M	T	W	T	F	S
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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

## 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					



# TORREON

## TORREON COMMUNITY ASSOCIATION

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

PRSR STD  
U.S. POSTAGE  
**PAID**  
PERMIT #111  
SHOW LOW, AZ



## 2014 MEETING SCHEDULES

### NEIGHBORHOOD ELECTED OFFICIALS MEETINGS

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

**January 10, 2014 · April 11, 2014**

**July 11, 2014 · October 10, 2014**

### BOARD OF DIRECTORS MEETINGS

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

**January 17, 2014 · April 18, 2014**

**July 18, 2014 · October 17, 2014**

*Torreón Community Association*

**ANNUAL MEETING**  
**Saturday, Sept. 27, 2014**  
*at 10:00 AM in the Club Pavilion*

*Torreón Golf Casitas*

**ANNUAL MEETING**  
**Saturday, Sept. 27, 2014**  
*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.*