

## **Welcome to Stone Curves** Rev September 2021

We are delighted that you are joining our community. As you probably know, Stone Curves is not an ordinary condo complex. Like other co-housing communities across the country, we are cooperatively run and dedicated to environmental sustainability. From the beginning, we have worked to foster strong social ties among community members.

Here is a brief list of information to orient you to life here. For more information, talk with your assigned “buddy,” look through the “Members Only” section on our website, or send a query to the whole community via the list serve. (For buddies, website, and list serve, see below.)

### **Villages**

Stone Curves is divided into five villages, designated creatively as village 1,2,3,4 and 5. They go counterclockwise starting at the village closest to the south parking lot. Each village has a Representative who takes on different roles in different villages, but usually arranges occasional village gatherings, welcomes new residents, and is a go-to person for community information. The current reps are Jerry Asher (Vicky Bradley as backup) in village 1, Debbie Chastain in village 2, Laurel Pollard in village 3, Linda Lou Williams in village 4, and Tres de Vries (alternating with Isabel Aaronson) in village 5.

### **Buddy System**

Every new member in the community is assigned a buddy. The buddy helps newcomers get settled here, orients them to our policies and general ways-of-life, answers questions, and makes sure newcomers know about and feel welcome at all the meals, parties, meetings and events. Sometimes we must switch buddies in mid-stream, as it were, when the original buddy has to be away. Sometimes there’s a mismatch between a buddy and his or her new member and we want to rectify that right away. In such a case, contact either Maura Raffensperger ([maurapics@gmail.com](mailto:maurapics@gmail.com)) or Laurel Pollard ([laurellpollard@gmail.com](mailto:laurellpollard@gmail.com)), who share the buddy coordinator role. You can find more information about the buddy system on the “Members Only” page of our website.

## **List serve, website, community directory**

Almost the first thing you need to do as a new resident is get on the list serve so you can receive (and send) community information about meals, parties, events, and problems. Getting on is simple. First you send an email to Judy Thomas ([judyt@cox.net](mailto:judyt@cox.net)) with your name and email address, asking her to add you to the list serve. Judy will then send you an “invitation” to join the Stone Curves Google group. Just follow the directions.

Members’ website: To get into the members’ website, go to our public website ([Stonecurves.org](http://Stonecurves.org)) and click on “Members Only” at the bottom of the page. It will ask for your password. We all have the same password: *scmembersonly*. The members’ website is full of information for Stone Curves residents: for example, a Resident Directory with everyone’s email addresses and phone numbers, parking assignments, padlock combinations, various policies, and this Welcome Packet.

In addition to emailing Judy, you need to fill out the attached New Member Survey that Judy will use to add your name and contact information to the Resident Directory. Her home address is on the survey. She can also be reached at [judyt@cox.net](mailto:judyt@cox.net). But most likely your buddy will take the survey over to Judy’s house for you.

## **Community calendar**

The calendar lists all the community events. You’ll find it at the top of the “Members Only” page. Scroll through to see what is posted. If you want to reserve a room in the common house for an event, put your cursor on the date, then click on “add” and follow the prompts. Use your first name for both when prompted for a calendar user name and password.

## **Teams**

All the work that makes our community function is done by us, the residents. (See Job Share, below.) We work in loosely organized teams, each focusing on a specific area. The team members meet from time to time to discuss what needs doing. For a detailed description of what each team does, click on Team Responsibilities on the members’ website. Here is a less detailed description:

**Infrastructure Team** (also called the IT) maintains the buildings' exteriors, parking lots, carports, fences, etc. The Point Person is John Ligon ([ligon415@gmail.com](mailto:ligon415@gmail.com)).

**Common House Interior Committee** (also called CHIC) keeps up the interior furnishings of the common house, arranges guest room reservations, etc. The Point Person until October 2021 is Isabel Aaronson ([ilaaronson73@gmail.com](mailto:ilaaronson73@gmail.com))

**Green Team** looks after the landscape, tree trimming, lawn. The Point Persons are Laurel Pollard ([laurellpollard@gmail.com](mailto:laurellpollard@gmail.com)) and Tres DeVries ([trienke712@gmail.com](mailto:trienke712@gmail.com))

**The Garden Team** plans what is planted in the garden and garden work parties. Point Person is Ari Yahrok ([yomtov13@msn.com](mailto:yomtov13@msn.com)) and Debbie Chastain is Community Liason ([dchastain85705@gmail.com](mailto:dchastain85705@gmail.com)).

**Irrigation Team** concerns everything having to do with community water use. The Point Person is Noah Fay ([npfay@pima.edu](mailto:npfay@pima.edu))

**Pool Team** tests the chemical balance in pool and spa; keeps pool and deck clean, etc. The Point Person is Alex Lussow ([alussow@gmail.com](mailto:alussow@gmail.com)).

**Cluck Team** cares for the community flock of hens. Point Person is Jerry Asher ([EVJerry@gmail.com](mailto:EVJerry@gmail.com)).

**Membership Team** welcomes and orients new residents and works on marketing. Point Person is Maura Raffensperger ([maurapics@gmail.com](mailto:maurapics@gmail.com)).

**Social Team** arranges community social events. See the [Jobs List](#) on the "Members Only" page of our website for who's doing what.

**Finance Team** compiles an annual budget, maintains insurance coverage, etc. The Point Person is Pen Sand ([jimpen1@gmail.com](mailto:jimpen1@gmail.com)).

## **Job Share**

Since we manage the community ourselves, every adult member of the Stone Curves community is expected to contribute five hours of work, or “job share,” each month to make it all happen. Children are encouraged to pitch in too. (Newcomers are not expected to work during their first month here.) There is a wide range of possible jobs, including participating in monthly community work parties. In addition to helping fulfill your work contribution, this is a great way to build connections within the community. You may choose the job(s) you’ll feel most comfortable doing and you can change jobs every month, if you wish. This is an honor system; no one officially checks up on you but working together is part of what cohousing is all about.

The preceding section gives some idea of what the teams do. For more detailed information about possible jobs, see Appendix B, below. A good next step is to attend meetings of the team(s) that interest you. These meetings are announced in advance on the list serve. Or you can talk with the team’s Point Person(s), as listed above. Either way, you will learn more about how you can best fit into the job share program. And of course, talk with your buddy or Laurel Pollard ([laurellpollard@gmail.com](mailto:laurellpollard@gmail.com)). They can offer useful advice and information.

## **Community meals**

Like other cohousing communities, we put great store on eating together as means of building and nurturing close relationships. To that end we have a variety of community meals. Their frequency and type have evolved over time, and they keep evolving. Currently, we have a birthday potluck on the last Sunday evening of every month. No sign-ups are needed. You just go to the dining room with a dish to share. In addition, we usually have weekly meals. Someone volunteers to supply a main dish and asks everyone else to bring a side dish. Sometimes the preparer supplies everything and asks for monetary donations from everyone in attendance.

Sometimes these weekly meals are bring-your-own events where people gather in one of the villages bringing whatever they were having for dinner that night, and everyone eats together. There is also a Woman of a Certain Attitude (WOCA) group that eats out in restaurants once a month. Such events and all the rest of the meals are announced on the list serve. Traditionally

we have big community meals on the major holidays: New Year's Day, Passover/Easter/Spring Equinox, Memorial Day, July 4<sup>th</sup>, Halloween, Thanksgiving, Christmas/ Hanukkah and so on.

## **Community meetings**

The various teams each hold regular meetings, announcing them in advance on the list serve and inviting all interested persons to attend. In addition, everyone gathers for the monthly community meetings. The date and agenda for each meeting is announced via the listserv well in advance. Decision making is by consensus. Occasionally an item under discussion involves spending considerable amounts of money and in that case, although everyone (owners and renters) participates in the discussion, the final consensus is reached by owners. Preceding the community meetings, we sometimes have one or more town halls to discuss a complex or controversial new policy proposal. Anyone with a proposal for a new policy can call a town hall, posting it on the calendar, announcing it on the list serve and inviting anyone interested in the proposed policy to attend.

## **Pool and Spa**

The pool is open seasonally, and spa, which is heated, is open year round. The pool water is slightly salty; the spa water is chlorinated. Everyone should shower before using the pool or spa; you'll find the shower near the spa. Don't bring any glass or food to the pool area. To open the gate, look for the lock combination on the bulletin board above the counters in the laundry room. If you have questions, the person to contact is Alex Lussow ([alussow@gmail.com](mailto:alussow@gmail.com)).

## **Garden**

Some people choose job share assignments to help care for the garden. The rest of us can reap the benefits of their labor. If you need a guide to what is in the beds, look inside the podium at the garden's entrance, and/or simply gather what you'll need for dinner. The Point Person is Ari Yahrok ([yomtov13@msn.com](mailto:yomtov13@msn.com)).

## **Compost**

You are encouraged to add your kitchen scraps to the community compost – raw fruits and vegetables, breads, coffee grounds, tea bags, etc. Just put them in one of the white plastic buckets by the compost piles, either those near the south parking lot behind the laundry room, or in the buckets at the far east end of village three, close to the outside wall. Don't put in cooked food, meat, oil, egg shells or anything fibrous such as corn cobs, corn husks and coffee filters.

Questions: Contact Vicky Bradley ([vicky6brad@gmail.com](mailto:vicky6brad@gmail.com)) about the south compost and Patrick Van Laere ([pvlindenver@hotmail.com](mailto:pvlindenver@hotmail.com)) about the north compost.

## **Chickens**

The chickens live at the east end of the north parking lot. If you wish, you can toss food scraps over the fence such as grains, greens, and cooked vegetables to augment their diet. Eggs are distributed on weekdays to the five villages, i.e. Monday to village 1, Tuesday to village 2, and so on. Ask your village rep who your distributor is. Saturdays and Sundays are free-for-all days when anyone can go to the chicken coop and collect a couple of eggs. To do this you go around to the side of the coop and lift up the top of the attached box. Don't take a brownish fake egg.

They're there to remind the chickens what they're supposed to do. The person in charge of the chickens is Jerry Asher ([EVJerry@gmail.com](mailto:EVJerry@gmail.com))

## **Common house guest rooms**

We have three guest rooms (shared bath) on the second floor of the Common House. Anyone resident's guests may stay there up to two weeks at a time. As a host, you are responsible for cleaning the room and the bathroom when your guests leave, which includes washing, drying, and replacing their sheets and towels. (See the Guest Room entry on the members website for more details.) To make a reservation, contact Debbie Chastain ([dchastain85705@gmail.com](mailto:dchastain85705@gmail.com)). She will give you a key to the room plus the all- important packet of information. We suggest that guests (or their hosts) make a "goodwill" donation of at least \$15.00 per night

## **Common house laundry**

The three washing machines and dryers are free for community residents. So is the detergent. Because the water from the washers irrigates fruit trees, use only the detergent provided and do not use bleach. Note the magnetic tags that you can stick on your machine so someone who needs it before you retrieve your load will know what to do with your stuff.

## **Other common house rooms**

Besides the guest rooms and the laundry, the common house has a community kitchen and dining room, a living room with piano and TV, a borrowing library (no formal check-out needed), an exercise room, an office/internet café, and a kiddie playroom. These rooms belong to all of us and you can use them whenever you want. If you're planning an event that will take over a whole room, you'll need to reserve the space in advance. To do so you simply post it on the community calendar. It's a good idea to announce the coming event via the list serve also, to make sure everyone knows. Besides community meetings, events have included such things as birthday parties, weddings, dance parties, movie nights, wine tastings, yoga classes, barbeques, talent shows, and marshmallow roasts. Outside groups can use the common house, as long as they have a Stone Curves sponsor who is present at the event. Such groups often give a small monetary donation for use of the room, but we have no explicit policy on this.

## **Finances**

Owners pay COA dues monthly. The amount depends on the size of owner's unit. It is possible to sign up for automatic payments. For information on this and anything else, regarding COA dues, contact Pen Sand (jimpen1@gmail.com). The budget for each year is posted on the "Member's Only" portion of the Stone Curves website under Budget Process.

## **Miscellany**

The prior owner or landlord should have provided you with a key to **your mailbox**. The Post Office does not have keys, as Stone Curves owns the boxes. If you don't have a key, see Debbie

Chastain who may have a copy ([dlchastain@netzero.net](mailto:dlchastain@netzero.net)). Mailbox assignments are listed on the “Members Only” page of the website under “Community Living Info and Policies”

Each unit is assigned either one or two **parking spaces**, depending on the size of the unit. You can find a list on the members’ website under Community Living Info. These are official assignments and cannot be changed. In practice, people sometimes loan their unit’s space(s) to others so what appears on the official document isn’t always reflected in the parking slots themselves.

As a matter of general practice, when people close the blinds or curtains on their front doors, they mean “**do not disturb.**” Open blinds or curtains on the front door mean, of course, “come and visit.” Many residents keep those blinds and curtains open during the day when no one is home because it sends a generally friendly message.

**Pets** must be on leash whenever they are outside the residents’ homes or yards, except in the dog yard (near the chicken coop). Except for service dogs, no pets are allowed inside the Common House or the pool or playground areas. Owners are expected to clean up their pets’ poop.

Our general policy is that the **list serve** is only for announcements and is not the place for back and-forth discussions, even of non-controversial issues.

The north and south parking lots each have two **dumpsters**, one for garbage and one for recyclables. Extremely large items should not be put in either dumpster since the city will not pick up the bins if the lids won’t close (Remember to flatten your boxes). Periodically, we gather dead and dying electronic devices for a special recycling pick-up. The city will not pick up items left outside the dumpsters; if you wish to dispose of an item too large to fit in the dumpster, contact Maura Raffensperger ([maurapics@gmail.com](mailto:maurapics@gmail.com)) or Pen Sand ([jjimpen1@gmail.com](mailto:jjimpen1@gmail.com)).

Gates on the parking lots close automatically from 10:00 p.m. to 6:00 a.m. The prior owner or the landlord should have provided you with a clicker to open them. Each clicker has three buttons; each button opens a different gate. The center button opens the north gate. The right-hand button opens the south gate on your right as you enter. The left-hand button opens the south gate on your left as you enter. The pedestrian gate on the north parking lot opens with your



Common House key. The pedestrian gate on the south parking lot has a keypad—press 04133 to enter. For more information see “**Gates and Gate Openers**” in the members’ website. If you have problems, contact Jim Gardner ([jim@gardnergroun.net](mailto:jim@gardnergroun.net))

**Smoking** is only allowed inside your own unit. It is not allowed in your backyard or in any of the common areas except for the two parking lots. Smokers are expected to dispose of cigarette or cigar butts in the trash.

We have a **give-away day** on the first Sunday of every month in the Common House courtyard. Everything is free for the taking. Donate your own unwanted items. The only unaccepted items are furniture too big for one person to carry, foods, items needing repair, and chemicals and paints. On Monday Carlyn Arteaga ([carlyn.arteaga@gmail.com](mailto:carlyn.arteaga@gmail.com)) delivers everything unclaimed to a local thrift store.

If you spend your personal money on a Stone Curves project, you can, of course, be reimbursed. But before you spend the money, you need to have the **expenditure OK**’d by the person with line item authority for that budget item. You can find the line item authority list in the current budget posted on the members only section of our website (under ‘Community Financials). If you cannot figure out what category your project fits into, contact Pen Sand, Stone Curves’ Treasurer ([jimpen1@gmail.com](mailto:jimpen1@gmail.com)).

If you want to make any **changes to the exterior of your unit** (for example, adding a roof over the balcony, attaching a TV dish, building a wall around your back yard) you must get permission from the community. To do so, ask the convenor of our community meetings, Caroline Fioramanti ([carolinefior@yahoo.com](mailto:carolinefior@yahoo.com)) to put your request on the next meeting’s agenda.

We encourage residents to let us know who we should contact in case of a medical emergency. To add your contacts, look for the white three-ring binder in the office. It’s labeled **Emergency Contact Information** and is sitting behind the right-hand sliding door under the credenza. Information sheets are tucked into the front cover.

[Appendix A: New Community Member Survey Form](#)

[Appendix B: Job Share Information](#) (See also “[Stone Curves Jobs, Oct. 2021](#)”