



# 2010 ANNUAL REPORT

This year CHOP prioritized property acquisition for a first project. The two major items to report are 1) the property which CHOP already had a purchase offer contract on was found to have a title issue. After four extensions of the contract, the title issue was still unresolved. And, 2) During this time, CHOP was contacted by an out-of-state Patagonia property owner who asked if CHOP was interested in purchasing his property at a “below-market-rate” price. This new property site is suitable for more than one home.

Due to the title issue the Board decided in November to cancel the purchase offer on the first property and pursue property acquisition negotiations on the second one.

For the latest updates and details please attend the upcoming Annual Membership Meeting or contact us directly. We are still fundraising for additional property acquisition contributions. Thank you for the support.

## Fundraising Progress In 2010

The Patagonia Regional Community Foundation (PRCF) awarded a \$3,136.00 grant to CHOP for land acquisition costs. PRCF has supported CHOP with grant funding for four straight years. PRCF’s commitment to affordable housing in Patagonia and CHOP’s mission has been a major force in our progress. CHOP’s Board and Membership express great gratitude to the PRCF for their continued support.

National Bank of Arizona awarded CHOP a \$2,500.00 grant for property acquisition. We thank them for their generosity and continued support. NB of AZ also is a potential lending source for potential homeowners.

Wells Fargo Bank, Regional, awarded CHOP with a \$5,000.00 grant for property acquisition. We thank them for their generous support to our mission.

CHOP continued to receive individual contributions to both the Operating Fund and Capital Fund during 2010. We express a heartfelt thank you to each of you for supporting the work to bring affordable home ownership opportunities to Patagonia and its vicinity. We will be acknowledging each individual at the upcoming Annual Membership Meeting (see page 3)

A special thank you to David Briggie and Sandra Powell who volunteered to help at the Annual Appeal mailing party!

## Young Builders Feel Right at Home during Patagonia's Fall Festival



If you attended the Patagonia Fall Festival during the weekend of October 8th, 9th, and 10th, you may have noticed a concentration of youngsters at the CHOP booth. Using simple materials (recycled household and art supplies) and what seemed to be an unlimited supply of creative energy, each young architect-builder constructed a scale model and unique interpretation of a quality affordable home. From the photographs you can see the enjoyment and satisfaction on the homebuilders' faces - during construction, as well as upon completion of the home.

The young homebuilders event was the brain child of CHOP Board Vice President, Janie Lewton. Janie's energy and enthusiasm matched that of the youths who were participating. The event embodied CHOP's mission to provide quality affordable home ownership opportunities to Patagonia area residents of modest means. Also, CHOP's commitment to supporting community diversity was reflected by the various ages of the participants. It was common to see a parent or grandparent assisting or encouraging the young builders in the creative process. Finally, community spirit and mutual respect were evident throughout the activity. Design ideas and building materials were shared. Making sure each builder had adequate workspace and admiring the finished homes were important to the participants.

CHOP would like to thank Charlie Kentnor for the donation of the board that was used as the work table for this event.

CHOP would also like to thank Kazz Workizer, Ann Mihalik, and the rest of the Patagonia Fall Festival staff and volunteers for the energy and commitment to make this event possible.

## 2010 CHOP Education and Outreach

Community Homes of Patagonia attended the following community events in 2010 to bring awareness to the need for quality affordable housing in our area.

- June 19th Wine, Dine, and Unwind sponsored by PABA and Mountain Empire Rotary
- Patagonia 4th of July Celebration
- October 8th, 9th, and 10th Patagonia Fall Festival

CHOP Board Directors, Ken Morrow and Tod C. Bowden, participated in the April Rebuilding Together project in Patagonia. Ramon Quiroga, family members, neighbors, and volunteers participated in a Smelter Ave. clean-up. CHOP Member, Walter Andrew, coordinates this program.

## **CHOP connected with three new local families who are interested in the Homeownership Program**



**Clint Trafton, CHOP Supporting Member & local craftsman donates his talents to create a mobile display board for community events**

## **Making a Difference**

**Each and every step that CHOP successfully takes to accomplish its mission of providing quality affordable home ownership opportunities to working residents of modest means requires the energy, talents, and/or resources of one or more individuals from our community. CHOP wants to thank everyone who has helped this year!**

**A special thanks to: Jean Miller, CHOP Member and owner of Long Realty who has helped the organization to navigate the property purchase process and to acquire corporate grants; Betty Myers who is responsible for printing donation receipt letters, assisting the Treasurer to account for the Capital Fund donations, and printing (sometimes on very short notice!) the Annual Appeal fundraising letter and envelopes; , George Diethorn and Juan Urias, Town employees, whose experience and knowledge help CHOP research property acquisitions; Bob Hutchins, former Town Manager, and Gary Gay, former Mayor, who willingly shared insights and applicable Town information in support of CHOP; Isabel Van Nest, interim Town Manager, Ike Isakson, Mayor, Gilbert Quiroga, Meg Gilbert, Kevin McKay, and Andrea Wood, Town Council Members who have supported CHOP's Public Funding and Land Acquisition efforts; Keith Barth, property owner; Jack Bath, property owner; John Jones of Tucson who has shared expertise on construction planning and costs; and, Patagonia Regional Community Foundation and Board who have supported CHOP's mission and focus on property acquisition.**

**CHOP wants to acknowledge the following professionals who have assisted this year with property acquisition efforts: Leslie Kramer, Joe Wik, Frank Vasquez, Manuel Montano, Anita Moreno, Kim Hould, Leslie Schupp, Gerardo Calza, Hector Gerardo, Alex Kory, Ray Morgan, Gabriela Gorman, Ron Lumm, Fred Sang, Paul Finley, Jeff Bohnenkamp, Kathleen Pechman, and Dave Howell.**

**A very special tribute to David Fain, CHOP Board Director for two terms, who contributed much time and talent, including creating the CHOP website, reaching out to potential homeowners, serving as Board Secretary and Vice President. Best wishes to David, Jennie, and Jennie's children, Spencer, Clayton, and Analee who now live in Flagstaff, AZ.**

## **Join CHOP for the January 29, 2011 ANNUAL MEMBERSHIP & ANNUAL BOARD MEETINGS**

**CHOP Members and Patagonia Community, please join us on Saturday, January 29, 2011 at 2:00 PM in Thurber Hall at the Patagonia Community United Methodist**

**Church, 387 McKeown Avenue, Patagonia for the 5th Annual Membership & Annual Board Meetings. Six Board Director seats are to be nominated and elected. We look forward to your participation. Please remember to update your Membership information and dues. If you are unable to attend please contact us; (520) 394-9051 or info@chopatagonia.org or stop us at the post office. The Board will update the Membership on CHOP's progress.**

P.O. Box 1063, Patagonia, AZ 85624

Phone: 520-394-9051

E-mail: info@chopatagonia.org

CHOP is an independent, 501c.3 nonprofit community housing trust. Donations are tax-deductible to the extent allowed by law. Please contact us for information on giving.

P.O. Box 1063 Patagonia, AZ 85624

**CHOP Board of Directors**

Eleanor Adams - Secretary  
 Tod C. Bowden - President  
 Serena Buss  
 Jeffrey Cooper  
 Jeff Evans  
 Janie Lewton - Vice President  
 Ken Morrow - Treasurer

**Community Homes of Patagonia, Inc.  
 Patagonia, Inc.  
 Statement of Revenue & Expense  
 January through December 2010**

**2010**

Jan - Dec '10

<b>Income</b>	
4000 . Memberships	210.00
4500 . Public Grants	
4501 . PRCF Grants	3,136.00
Total 4500 . Public Grants	3,136.00
5,887.17	
4550 . Private Grants	7,500.00
30,161.37	
4600 . Donations	1,682.00
36,048.54	
4610 . Donations - Capital Fund	650.00
4900 . Interest & Dividends	3.44
36,048.54	
<b>Total Income</b>	<b>13,181.44</b>
36,048.54	
<b>Gross Profit</b>	<b>13,181.44</b>
<b>Expense</b>	
8000 . Operating & Prop Mgmt	
24,963.64	
8015 . Advertising & Marketing	704.55
11,084.90	
8055 . Dues and Subscriptions	75.00
8070 . Fees, Permits & Licenses	10.00
36,048.54	
8090 . Insurance	744.00
8350 . Postage & Delivery	105.60
36,048.54	
8400 . Printing & Copying	23.89
8510 . Rent Expense	15.00
8800 . Fundraising Expenses	49.50
Total 8000 . Operating & Prop Mgmt	1,727.54
9000 . Acquisition	
9001 . Purchase Price	-1,000.00
Total 9000 . Acquisition	-1,000.00
9100 . Professional Services	
9102 . Design - Surveying	520.00
9105 . Legal	799.00
Total 9100 . Professional Services	1,319.00
9600 . Uncategorized Expenses	50.00
<b>Total Expense</b>	<b>2,096.54</b>
<b>Net Income</b>	<b>11,084.90</b>

**Community Homes of  
 Balance Sheet Standard  
 As of December 31,**

Dec 31, '10

<b>ASSETS</b>
<b>Current Assets</b>
Checking/Savings
1000 . NB of AZ - Operatng Fund
1010 . Schwab - Capital Fund
<b>Total Checking/Savings</b>
<b>Total Current Assets</b>
<b>TOTAL ASSETS</b>
<b>LIABILITIES &amp; EQUITY</b>
<b>Equity</b>
Retained Earnings
<b>Net Income</b>
<b>Total Equity</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>