



2011 Annual Report

COMMUNITY HOMES OF
PATAGONIA, INC

CHOP Facilitates Needed Home Repairs

Community Homes of Patagonia (CHOP)'s Board of Directors approved funding for the two low-income home repair projects mentioned below. CHOP thanks Town Council Member, Gilbert Quiroga, Patagonia's "Rebuilding Together" Representative, Walter Andrew, and Patagonia Museum Director, German Quiroga, for requesting our organization's help.

Senior resident, Lorena McKiddy, resides in her home at the corner of Duquesne and 4th Avenue. For some time now the steps and small porch that lead to her mobile home entry into the kitchen has been in disrepair. This situation has reduced the number of safe accesses in and out of the house to one. Local contractor, Fred Sang of Cinnamon Hills, Inc., Kevin McKay of McKay's Custom Home Furnishings, and volunteers, as needed, will donate their labor to construct a new porch. CHOP will provide funds for materials.



Patagonia resident, Lorena McKiddy, will have a dilapidated entryway replaced with a new platform and steps for safer access to her mobile home.

Local resident, Olivia Lopez, lives next door to her parents, Jesus and Cecilia Lopez on Duquesne Avenue. Currently, Olivia works as caretaker, helping meet her parents' needs. Olivia's mobile home has a roof which leaks during periods of heavy rainfall and has incurred some minor damage inside as a result. Local contractor, Paul Finley of Cosmic Construction, Inc. has assessed the situation. The work will include installation of a new roof beam, roof, and water heater enclosure. Paul and volunteers, as needed, will donate their labor. CHOP will provide funds for materials.



Patagonia resident, Olivia Lopez, will have a new roof and water heater enclosure installed to prevent on-going water damage inside her mobile home.

Partial funding provided from a 2010 grant to CHOP by the Patagonia Regional Community Foundation (PRCF) will be used for these projects. CHOP thanks PRCF for its generous support.

2011 Annual Appeal Letter Fundraiser

Thank you to all of the donors who have responded to the Annual Appeal Letter to date:

Anonymous donors, John and Mary Chapin,
Ann Gosline and Gerald Rodman, Adrienne Halpert,
Martin Levowitz and Kathryn Schrag, Ken and Kathy Morrow,
Tam and Sue Scott, John and Caroline Walsh,
Judith Whitcomb

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CHOP MEMBERS!!!

Your insights, talents, and energies are needed

Please come to the Annual Membership Meeting (details p. 3)

Invite others to make affordable housing in Patagonia a reality.



David Teel, Patagonia Town Manager, hosts "Town Talk", the local weekly radio broadcast on KPUP LP 100.5 FM.

"Town Talk" Interviews CHOP

Patagonia's new Town Manager, David Teel, can be heard most Wednesday mornings at 9:30 AM presenting "Town Talk" on our local community radio station, KPUP LP 100.5 FM. This show keeps area listeners informed about Town activities, events, organizations, and the people that make them happen. David researches each show's topic and comes prepared with a full range of pertinent questions. He has a wonderful way of making the radio guest feel like she(he) is having a one-on-one chat, while at the same time engaging the listening audience.

On October 26th David interviewed CHOP Board President, Tod C. Bowden, about the organization's work to bring affordable housing to the Patagonia area. David who has been an advocate for all of the community's nonprofit organizations, addressed the following topics: CHOP's mission and purpose, history, current projects, fundraising and funding sources, organizational structure and operation, needs and challenges, and future plans. After the interview, David shared a number of property acquisition strategies that may benefit the property owner as well as provide affordable housing opportunities for the community.

CHOP thanks David for his continued interest, support, and collaboration in our work, as well as that of other community organizations. Patagonia is fortunate that David Teel has chosen to serve as Patagonia's Town Manager.



Mary Borboa, Angelica Gil, and Sara Paz of Wells Fargo Bank Nogales present a Financial Education Class in Thurber Hall at the Patagonia Community Methodist Church.

Financial Education Class

Thanks to the persistent communication efforts of CHOP Member, David Briggie, CHOP was able to host a Financial Education Class in Patagonia on Saturday, November 5th, at the Patagonia Community Methodist Church. David was able to enlist Wells Fargo Bank of Nogales branch manager, Mary Borboa, personal banker, Angelica Gil, and mortgage consultant, Sara Paz, to conduct the class.

Presenting financial education classes to the community is one of the ways that the Bank can fulfill its Community Reinvestment Act requirements. Class Topics included: understanding and repairing credit; buying a home – decision and process; and, refinancing loans and debts. Participants had ample time for questions. Thank you Mary, Angelica, and Sara.

Gathering Grounds, one of Patagonia's local restaurants, provided snacks for the event. Thank you for your donation. CHOP's Board Directors, Serena Buss and Janie Lewton also provided refreshments.



Brianna Arbizo, Gianna Martin, and Yasmin Shadrick build miniature homes at the CHOP booth during the 2011 Patagonia Fall Festival

2011 Patagonia Fall Festival

The CHOP booth at the 2011 Patagonia Fall Festival was located in the middle of the nonprofit area. Although this location was different from the previous year's Festival, some of our local youth builders/architects found us, and created their unique miniature interpretations of home. A number of visiting youths and families also participated in the constructions.

CHOP thanks German Quiroga, as well as Curtis and Liz Collier for stopping by the booth to make a donation.

Once again Festival organizer, Kazz Workizer, Music Coordinator, Ann Mihalik, and all of the volunteers provided a great event for Patagonia residents and weekend visitors. Thank you.

Join CHOP for the January 28, 2012 ANNUAL MEMBERSHIP & ANNUAL BOARD MEETINGS

CHOP Members and Patagonia Community, please join us on Saturday, January 28, 2012 at 2:00 PM in Thurber Hall at the Patagonia Community United Methodist Church, 387 McKeown Avenue, Patagonia for the Annual Membership & Annual Board Meetings. Three 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.

BOARD OF DIRECTOR NOMINATIONS

LESSEE CATEGORY—Carole McKay

NONLESSEE CATEGORY—Ken Morrow

COMMON INTERESTS CATEGORY—Anu Krzys

COMMUNITY HOMES OF PATAGONIA Annual Membership Meeting AGENDA

1. Welcome
2. Nomination and Election of Board Representatives
3. Membership Dues
4. Approve January 29, 2011 Board Meeting Minutes
5. Membership Meeting Schedule
6. Report on 2012 Plans



CHOP Members display organization's banner at the Annual Membership Meeting.

Making a Difference

A special thank you to Jeffrey Cooper who has served two elected terms on CHOP's Board of Directors. Jeffrey first joined CHOP's Board on August 2, 2007, filling a vacancy in the Common Interests Director category. His involvement with so many Patagonia community organizations provided CHOP with a broad perspective and experienced voice. Jeffrey's writing and speaking skills were great assets for CHOP presentations and printed materials. Jeffrey is now a full-time employee for the Patagonia Schools. Jeffrey's Director duties will end at the upcoming Annual Membership Meeting, but he will continue to be an active CHOP Member.

A special thanks to Eleanor(Ellie) and Neldon(Ned) Adams. Ellie served a full year on CHOP's Board of Directors and as Board Secretary. During community events, Ellie was a familiar face at the CHOP booth. Ned was the Pastor at the Community United Methodist Church and an active CHOP Member. We wish them both well in their new home in Tucson.

A special thank you to David Briggie, CHOP Member since 2007, who donated many volunteer hours of service this year .

Many thanks to the following people and organizations that have contributed to CHOP's progress this year: Walter and Judy Andrew, Denise Blake, Mary Borboa, Andrea Castro, John and Mary Chapin, Linda Chase, Judith Clegg and Lynn Davison, Curtis and Lynn Collier, Patty Cooper, Darrell's Design (Darrell and Hope Umfleet), Lila Davison, George Diethorn, Larry Englund and Winona Lamphere, Paul and Faye Finley, Jerry Fitzmaurice, Ross Flanagan, Elvia Gallaher, Gathering Grounds, Angelica Gil, Meg Gilbert, Ann Gosline and Gerald Rodman, Sally Greenleaf, Adrienne Halpert, Jack Holder and Susan Belt, Anne Huggins, Ike Isakson, Kathleen James and Gary Retherford, KPUP Radio, La Frontera Realty, Martin Levowits and Kathryn Schrag, Long Realty, Lars Marshall, Nancy McCoy and Ralph Schmitt, Kevin McKay, Gary and Paula McNutt, Ann Mihaalik, Jean Miller, Justo Rene and Elvia Miranda, Ramon Miranda, Amanda Montanez, Ron and Cindy Morriss, Jim Morrow, Kathy Morrow, Mary Munroe, Betty Myers, Yanaba Palidin-Coomer, Patagonia Area Business Association, Patagonia Community United Methodist Church, Patagonia Fourth of July Committee, Patagonia Library, Patagonia Regional Community Foundation, Patagonia Regional Times, Patagonia School Districts, Patagonia-Sonoita Rotary Club, Sara Paz, Joel and Karen Peterson, Molly Phinny, Helen Pohligh, Bernice Pomeroy, Sandra Powell, German and Bea Quiroga, Gilbert and Rebecca Quiroga, Rebuilding Together, Ron and Donna Reibslager, Adam and Erin Ross, Judy Saber, Saint Therese Catholic Church, Fred and Irma Sang, Tam and Sue Scott, Carolyn Shafer, Marianne Shannon, Dan and Marilyn Speed, Jeff Sweet, David Teel, Clint Trafton, Russel and Connie Upstill, Juan Urias, Isabel Van Nest, Mary and Oscar Verdugo, John and Caroline Walsh, Wells Fargo Bank Nogales, Judith Whitcomb, Janet Winans, Andrea Wood, Kazz Workizer, Abbie Zeltzer,



**COMMUNITY HOMES OF
PATAGONIA, INC**

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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.

CHOP Board of Directors

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

We're on the Web
www.chopatagonia.org